



Lingfield, Surrey

Robert
Leech . 



**** No Onward Chain **** A beautifully presented three bedroom semi detached home set down a quiet cul-de-sac location moments from the village centre. Offering flexible accommodation to the ground floor with separate lounge, and open plan kitchen/diner, downstairs cloakroom, 3 bedrooms upstairs with family bathroom, low maintenance garden, garage and off road parking. Within walking distance to Lingfield village and train station.



Offered with no onward chain, and moments away from the village centre, this property is ideal for those wanting a quiet location, but with all the amenities Lingfield has to offer on their doorstep! Stepping inside, there is a lovely flow from the separate living area, into the dining space at the rear. The kitchen is directly off the dining area and looks over the garden to the rear. there are double doors leading out the back too, ideal in the warmer months to allow easy access to the garden. Upstairs there are 3 good size bedrooms and a family bathroom.

Outside to the rear, the garden has a mix of hard standing areas and mature borders and beds, ideal for entertaining. To the front, there is off street parking and a separate garage too.

LOCATION The property is situated in the heart of the Historic village of Lingfield which is centred around its picturesque pond. There are a good variety of local shops, restaurants, and village pubs. Lingfield all weather race course is close by and hosts a number of popular events, and there are excellent local walks and golf course.

SCHOOLS There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is just over half a mile away whilst Dormansland Primary school is 2.1 miles distant. There are several secondary schools within 5 miles of the property, all of which are rated either good or outstanding by Ofsted. Imberhorne Secondary school is the closest state school and is rated outstanding.

TRAVEL For the commuter Lingfield mainline rail station is approximately a mile away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7.4 miles away and for international travel Gatwick airport is just under 10 miles distant.



At a glance

- Quiet cul-de-sac Location
- Heart of Lingfield Village
- Kitchen/Diner
- Private Garden
- Garage
- Off Road Parking
- Three Bedrooms
- Family Bathroom
- No Onward Chain

Location

Situated in the centre of the historic Lingfield Village with a range of everyday shops, village pub and amenities sitting right on your doorstep and just a short walk from the train station. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

For the commuter Lingfield mainline rail station, which is within half a mile and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7.5 miles away.

Intrigued?

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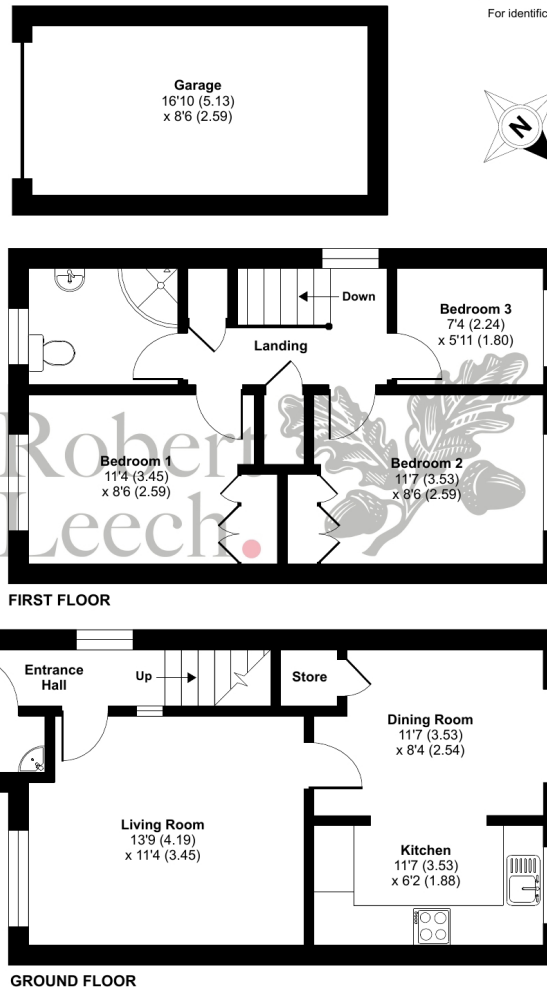
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Lincolns Mead, Lingfield, RH7

Approximate Area = 794 sq ft / 73.7 sq m
Garage = 143 sq ft / 13.3 sq m
Total = 937 sq ft / 87 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1227355

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