



Lingfield, Surrey



Robert Leech are delighted to bring to the market this charming and chic two double bedroom cottage situated in the heart of Lingfield village with separate living room, kitchen/dining room, bathroom and a large well maintained rear garden. Recently updated by the current vendors, this is the perfect property for those wanting a quiet spot with outside space, but moments away from all that Lingfield has to offer!



Nestled towards the end of a quiet cul-de-sac, just moments away from all the amenities, it's the best of both worlds. The property is just a short walk from the village pond, a range of every day shops, village pub and amenities. Stepping inside the front of the property you are greeted with a contemporary space, ideal for relaxing of an evening and spending time with family and friends, having been recently redecorated with parquet flooring and new lighting throughout.

This leads through to the kitchen/diner with beautiful quarry floor tiles and an updated kitchen with integrated appliances and stunning worktops. There is space for a large table and chairs in here, with a back door leading out to the west facing garden. A large larder cupboard under the stairs provides excellent storage.

Heading upstairs, you have a choice of master bedrooms as both are great in size with built in storage. The first floor landing is substantial and provides space for a reading corner or home office set up if required. The bathroom has been updated by the current owners with a beautiful deep tub, to soak away many hours in, with a shower over, all in a modern style but in keeping with the age of the property. The top floor has the largest room and great views across the village. The owners have made the most of the space up here creating very handy storage and hanging spaces, keeping the room clear and as open as possible.

There are gardens to the front and rear with the front being laid lawn with mature shrubs and brick path. The rear has a wonderful patio area, perfect for alfresco entertaining and enjoy warm afternoons in the sun. The garden is mainly laid lawn, being low maintenance. All this along with an opportunity to extend at the rear, STP.



At a glance

- Beautiful Cottage
- 2 Double Bedrooms
- Private Gardens
- Updated Bathroom
- Refitted Kitchen
- Near Amenities
- Walking distance to Station

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 5 miles distant,

For the commuter Lingfield mainline station, which is within half a mile and travels to both London Victoria and London Bridge. The national motorway network can be accessed at Junction 6 of the M25 motorway which is approximately 7 miles away.

Intrigued?

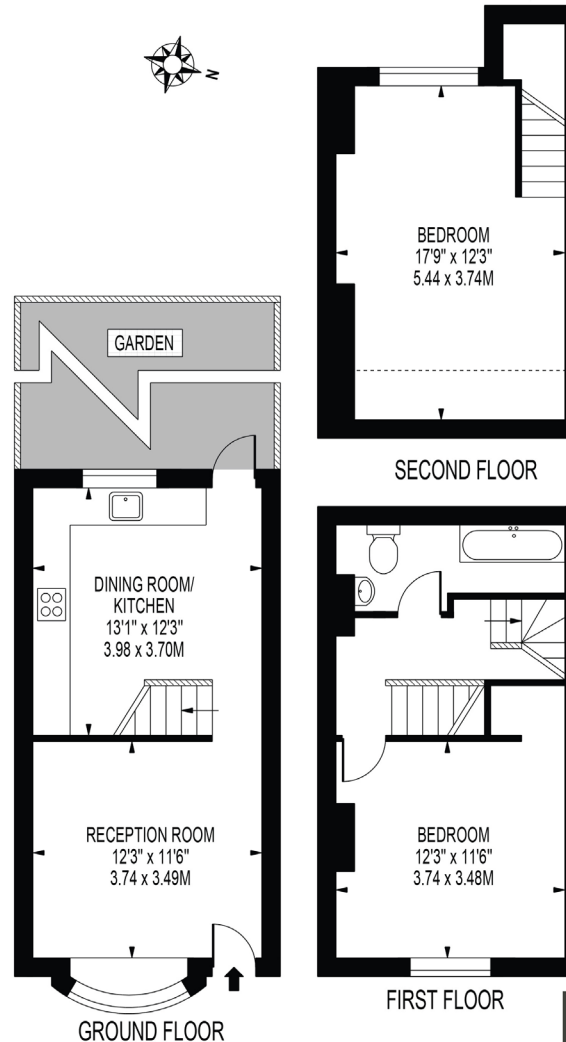
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TALBOT ROAD
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **794 SQ FT - 73.74 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **29 SQ FT - 2.72 SQ M**



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Robert
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