



Lingfield, Surrey

Robert
Leech . 



**** No Onward Chain **** Detached, well presented, family residence offering excellent living accommodation. Four good size bedrooms, sitting room, snug/study/dining room and a good size kitchen. The rear garden is a good size and well stocked and private. There is a garage and driveway parking.



With No Onward Chain, Robert Leech are delighted to bring to the market this lovely 4 bed property, located in a quiet crescent of Lincolns Mead with a private driveway giving access to a good sized integral garage whilst offering further parking.

Spacious entrance hall giving access to both reception rooms, W/C, internal access to the garage and kitchen, the stairway while leaving plenty of room for storage of boots and coats and such. The sitting room has a west facing garden aspect which brings plenty of natural light to the room.

Across the hallway is a second reception room, currently used as a dining room but offering very flexible accommodation and can be utilised as a office, play room or even an informal family room.

The kitchen is located to the rear of the property overlooking the garden and gives direct access onto a sun terrace. The kitchen is fitted with a range of base and eye level units creating plenty of storage and space for appliances.

On the first floor there are four bedrooms, three of which are doubles all with built in wardrobes. The master bedroom has two double wardrobes and en suite with walk in shower cubicle. The family bathroom is located at the top of the landing comprises a white suite with shower over bath and a tiled finish throughout.

The rear garden can be accessed from both the kitchen/dining room and the lounge onto a delightful sun terrace which enjoys all the benefits of the garden. The garden is mainly laid to lawn and with mature shrubs and hedging along the boundaries to offer a good degree of privacy and is securely fenced all round.



At a glance

- Detached family home
- Four bedrooms
- Spacious sitting room with west facing garden aspect
- Generous kitchen/breakfast room
- Master bedroom with en-suite
- Integral garage
- Private driveway
- Good sized rear garden
- Gas Central Heating
- Walking distance of both village & train

Location

Situated in 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?

01342 837783

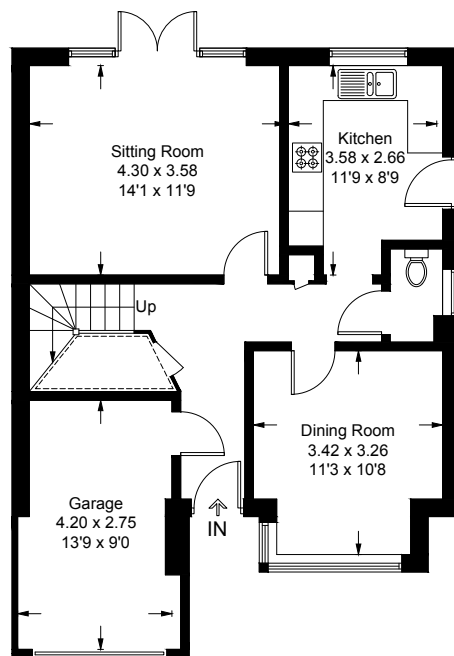
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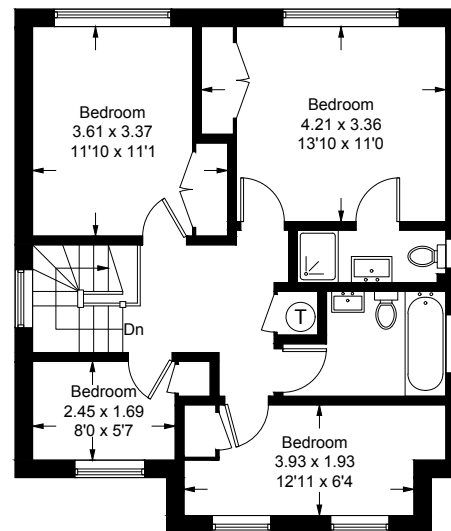
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iced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID940331)
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