

Lingfield, Surrey











This spacious 1930s semi-detached home in Lingfield offers versatile living across three floors, featuring a bright kitchen, conservatory, and a top-floor principal suite. With a private garden, driveway parking, converted garage office, and just a short walk to the station and village amenities, it's perfectly suited for modern family life or remote working.





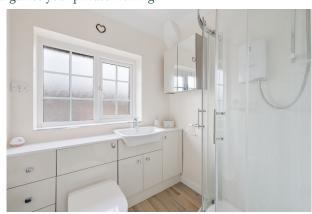
A home full of warmth and character, this 1930s semi-detached 4 bedroom property in Lingfield offers space, style, and smart flexibility across three thoughtfully designed floors. Set on a quiet residential road just a short walk from the village centre and train station, it's an ideal setting for both laid-back living and easy commuting.

As you step inside, you're welcomed by a practical entrance porch and hallway that set the tone for the rest of the home, functional yet full of charm. A front reception room offers a quiet spot for reading, working, or hosting guests, while the main living space flows into a modern kitchen and sunlit conservatory, all overlooking a private rear garden. There's also a separate utility room and a guest WC on the ground floor, designed for everyday ease.

Upstairs, you'll find three comfortable bedrooms and a contemporary family shower room, while the top floor hosts a generous principal suite complete with its own en-suite, perfect for unwinding at the end of the day.

The garden offers a peaceful outdoor escape, with plenty of space to entertain, relax, or let the kids roam. At the rear, a detached double garage has been cleverly adapted to include a garden office, ideal for those working from home or looking for a creative retreat. on tope of this is a large driveway to the front, plenty of space for numerous vehicles.

This is a home that adapts to your lifestyle whether you're growing a family, working remotely, or simply craving more room to breathe, all in a welcoming village setting. Call Robert Leech today to organise your private viewing.





## At a glance

- 4 Bedroom Family Home
- Walking Distance to Mainline Station
- Driveway Parking
- Double Garage with Home Office
- Large conservatory
- Flexible Accomodation throughout
- 2 Bathrooms + Cloakroom
- Near to Village Lingfield Centre with all its Amenities
- South Westerly Facing Garden

## 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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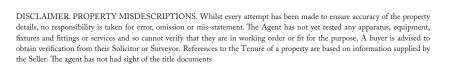
## STATION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1446 SQ FT - 134.34 SQ M (EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 394 SQ FT - 36.60 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL CUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEINSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT
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