



Lingfield, Surrey

Robert
Leech . 



This beautifully presented three-bedroom home offers stylish, low-maintenance living with spacious interiors, a modern open-plan layout, and a tranquil rear garden. Ideally located near the village centre and mainline station, it's perfect for families, professionals, or anyone seeking comfort and convenience.



Set within a popular and well-connected area of Lingfield, this stylish three-bedroom residence combines modern design with effortless functionality. From the moment you step through the front door, you'll notice the thoughtful layout and inviting atmosphere that make this home stand out.

A bright entrance porch provides a practical welcome, leading into a spacious living room bathed in natural light, a perfect spot to unwind or entertain. To the rear, the open-plan kitchen and dining area serves as the social hub of the home, featuring contemporary fittings, integrated appliances, and plenty of space to gather with family or friends and leads directly out to the garden.

Upstairs, the home continues to impress with two well-proportioned double bedrooms, a versatile third room and a beautifully finished family bathroom. The principal bedroom enjoys the added luxury of an en-suite shower room, while a convenient ground floor WC adds to the practical appeal.

Step outside and you'll find a landscaped rear garden that's both low-maintenance and serene, ideal for alfresco dining, gardening, or simply relaxing in the fresh air. To the rear, there is allocated parking and a private garage for secure storage or parking, this is easily accessed from the rear.

Perfectly located within walking distance of the mainline station and village centre, the property offers easy access to excellent transport links, schools, and a variety of local amenities. Whether you're a growing family, a commuter, or someone seeking stylish and stress-free living, this home offers an exceptional opportunity in a sought-after setting.



At a glance

- Parking
- Garage
- Short Walk To Train Station
- Near to Village Amenities
- Schools Within 10 Minute Walk
- Three bedrooms
- Bright and Airy Space Throughout

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

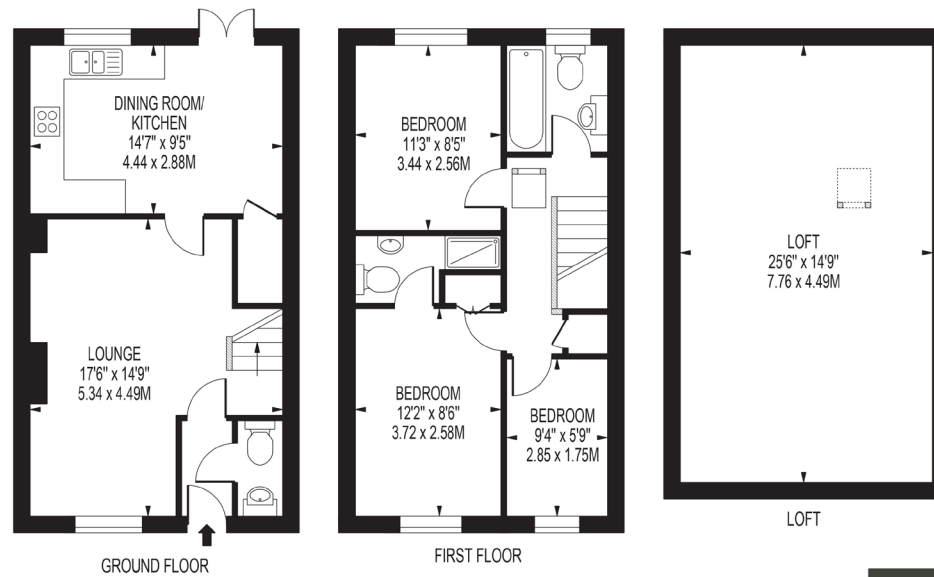
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STATION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1192 SQ FT - 110.70 SQ M



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