



Ash Close, Lingfield, RH7 6HQ

Guide Price £675,000

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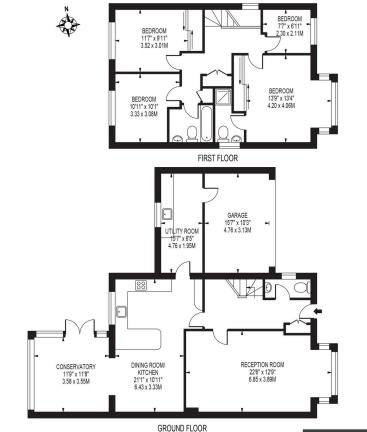
- No Onward Chain
- Detached Family Home
- 4 Bedrooms, 2 Baths
- Cul-De-Sac Location
- Walking Distance to Mainline Station
- Village Centre Nearby
- Driveway Parking
- Private Rear Garden





A spacious detached family home tucked away in a quiet Lingfield cul-de-sac, offered to the market with no onward chain. Featuring bright and versatile living space, four bedrooms, driveway parking, a garage, and a private garden, it is ideally located close to excellent schools, transport links and village amenities.

ASH CLOSE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1606 SQ FT - 148.20 SQ M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 160 SQ FT - 14.86 SQ M



Robert
Leech

FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR ILLUSTRATION ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT
 ANY INFORMATION CONTAINED HEREIN IS SUBJECT TO CONTRACT DOCUMENTS AND THE PURCHASE AGREEMENT
 ANY AREA, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR AS THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.