



Guide Price
£410,000

Freehold

2x  1x  2x 

**Station Road, Lingfield,
Surrey, RH7**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Guide Price £410,000-£435,000
- Semi-detached character period cottage
- Large home office in garden with power
- Kitchen and dining area with additional lounge
- Driveway parking for 2 vehicles plus plenty of off road parking

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'0 x 11'2 (3.66m x 3.41m)

Dining Area: 12'2 x 10'8 (3.71m x 3.25m)

Kitchen: 14'1 (4.30m) x 12'0 (3.66m) narrowing to 4'6 at narrowest point (1.37m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 11'1 (3.69m x 3.38m)

Bedroom 2: 12'0 x 11'3 (3.66m x 3.43m)

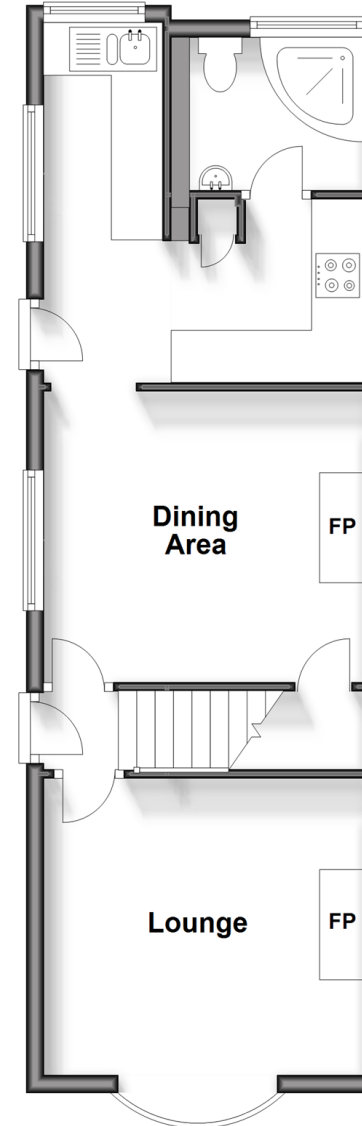
OUTSIDE

Front & Rear Garden

Driveway

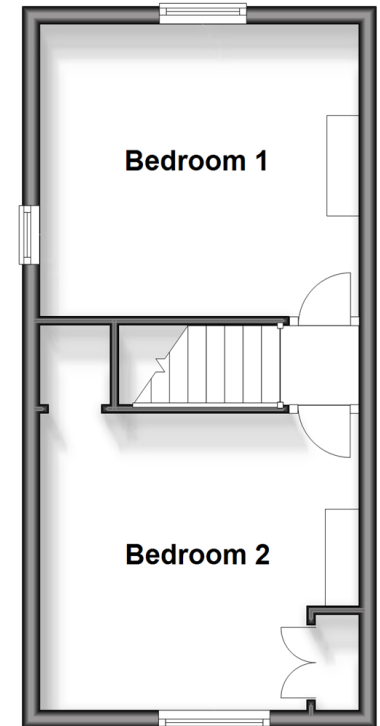
Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Call East Grinstead - 01342 314324 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20613359/20240917/JS/CM