



Connells

Rushfords
Lingfield



Property Description

Connells are pleased to present to the market this spacious four-bedroom detached family home, located in an enviable cul de sac location within Lingfield Village. The property is presented to the market with no onward chain and would make a great long term family home. Internally, the property comprises of an entrance hall with access to a convenient downstairs WC. To the front of the property is a spacious lounge with a feature bay window. To the rear, there is an equally good-sized dining room and a well equipped kitchen offering ample work top and storage space with further space for a range of white goods. In addition to this, there is a further reception room to the rear, ideal as a home office or gym space. On the first floor, there is a master bedroom to the rear with a range of fitted wardrobes. There is a further double bedroom to the front, benefiting from a shower unit too. In addition to this, there are two further bedroom both with built in storage and a family bathroom with both bath and shower facilities. Externally, the property benefits from a garage and driveway with off road parking for multiple cars to the front, whilst to the rear, there is a private rear garden. Located in this popular residential location, there is ideal access to the heart of the village, with access to local shops, cafes and supermarkets.

Front Garden

Paved garden, with path leading to the front door.

Entrance Porch

With fitted carpet and door leading to

Entrance Hall

With stairs leading to the first floor. Storage cupboard, telephone point and fitted carpet.

Cloakroom

With window to the side and suite comprising low level WC and wash hand basin. Radiator and fitted carpet.

Lounge

18' 10" x 11' 9" (5.74m x 3.58m)

With bay window to the front. Feature fireplace and surround TV point, power points, radiator and fitted carpet.

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

With patio door to the rear. Power points and radiator.

Reception Room 3

10' 6" x 16' 3" (3.20m x 4.95m)

With window and door to the rear. Fitted units, power points, radiator and fitted carpet.

Kitchen

11' 11" x 8' 6" (3.63m x 2.59m)

With window to the rear. Range of wall and base units with worktops over, incorporating stainless steel sink and drainer. Space for oven with extractor over. Space for fridge freezer and plumbing for dishwasher. Wall mounted boiler. Part-tiled walls, radiator, power points and laminate flooring.

Landing

With window to the side. Doors to all rooms, storage cupboard, access to the loft, power points and fitted carpet.

Bedroom 1

10' 5" x 12' (3.17m x 3.66m)

With window to the rear. Range of fitted wardrobes, radiator, power points and fitted carpet.

Bedroom 2

10' 6" x 10' 3" (3.20m x 3.12m)

With window to the front. Radiator, power points and fitted carpet.

En Suite

Comprising of shower unit with shower over.

Bedroom 3

9' 3" x 7' 10" (2.82m x 2.39m)

With window to the rear. Built-in cupboard, radiator, power points and fitted carpet.

Bedroom 4

10' 3" x 7' 11" (3.12m x 2.41m)

With window to the front. Storage cupboard, radiator, power points and fitted carpet.

Bathroom

With window to the side. Suite comprising low level WC, wash hand basin and paneled bath with mixer tap and shower attachment. Tiled walls and fitted carpet.

Rear Garden

Laid to lawn with patio area and borders of mature bushes. Fenced boundaries with side access.

Parking

With driveway to front.

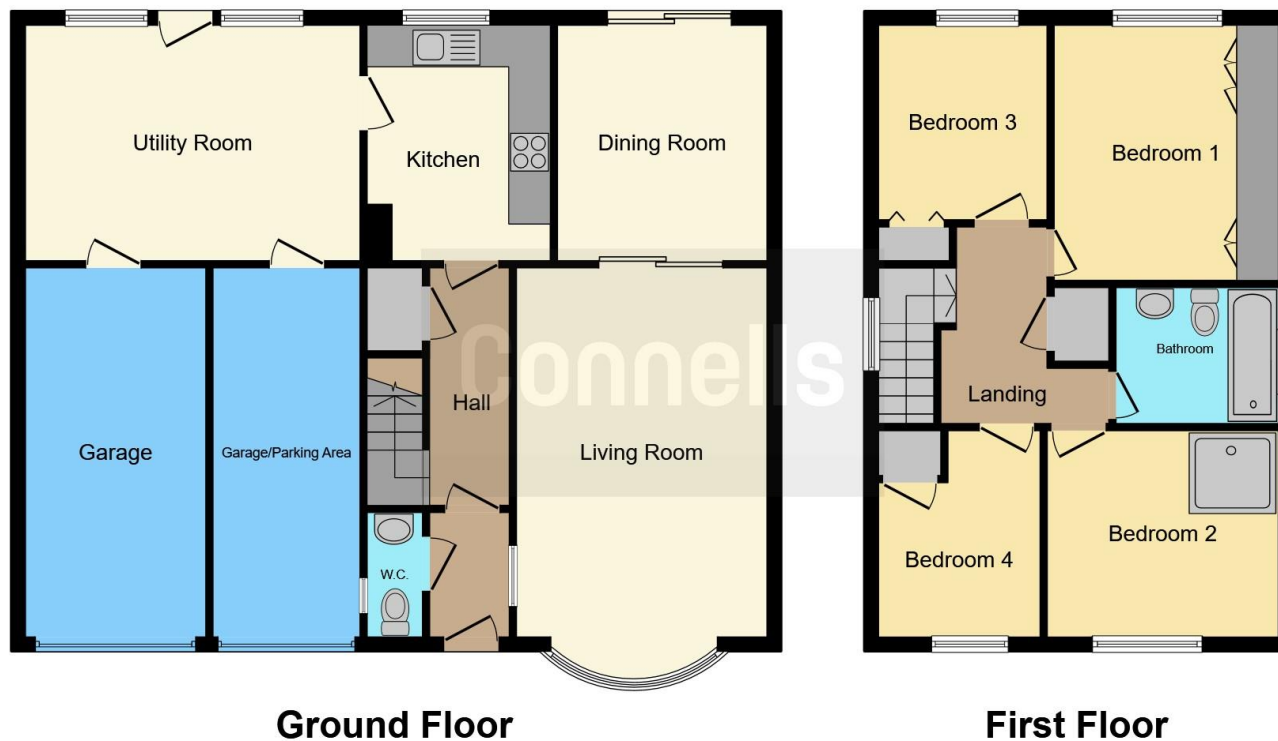
Garage

With up and over door and door to the rear. Internal power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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