



Selbys, Lingfield

Offers in Region of **£550,000**

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Lingfield

A well presented and spacious, semi detached family home, which benefits from three/four bedrooms. three reception rooms, two bathrooms and outbuildings (which would be perfect for working from home, use as a gym or potential for an annex). The property is ideally situated in the popular village of Lingfield, and offers versatile living space arranged over three floors totalling 1,583 Sq ft and further benefits from driveway parking and a West facing rear garden.

The living accommodation briefly comprises: entrance hall with an understairs cupboard; dining room; study/double bedroom with French doors to the rear garden; L-shaped fitted kitchen with a range of wall and base level units, 5 ring induction hob, electric oven, microwave and space for other appliances; downstairs shower room with a WC and wash hand basin. A 21ft living room with bi-fold doors to the rear garden concludes the ground floor.

The first floor consists of a landing; a master bedroom with fitted wardrobes; double guest bedroom with fitted wardrobes and stairs leading to the loft room; family bathroom with a WC and wash hand basin. A further double bedroom with front aspect views concludes the living accommodation.





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Externally the property benefits from a driveway for 3 or 4 cars. Gated side access leads to the mainly laid to lawn west facing rear garden with a patio seating area abutting the rear of the property. There are also various outbuildings fitted with power and lighting, which offer over 700 Sq ft of additional living space/storage.

Council Tax band: D

Tenure: Freehold

- Semi detached family home
- 1,583 Sq ft of living space
- Three/four bedrooms
- Three reception rooms
- Downstairs shower room
- West facing rear garden
- Driveway parking
- Various outbuildings
- Scope to extend subject to planning permission
- Walking distance to a mainline train station





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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