



Station Road, Lingfield

Guide Price £350,000 - £375,000

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Station Road

Lingfield

This versatile, two double bedroom, family home resides within the picturesque village of Lingfield. With just a short walk to the mainline train station, various local schools and the potential to extend/convert (STPP) this property would be ideal for a variety of buyers alike.

The accommodation briefly comprises: entrance door leading to the living room with a feature fireplace, wooden floorboards and a view to the front aspect; open plan kitchen/dining room with a range of wall and base level units, sink and drainer, 4-ring gas hob, electric fan oven, overhead extractor, wooden work tops, feature fireplace, under stair storage cupboard and a door leading to the rear garden; family bathroom with a low-level WC, wash hand basin, bath with mixer taps and an overhead shower completes the ground floor.

The first floor comprises: master bedroom overlooking to the front aspect with built-in storage cupboard; double guest bedroom overlooking the rear garden with fitted storage concludes the accommodation.





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Externally, the property further benefits from an attractive frontage in addition to a substantial rear garden that is mostly laid to lawn. The owners currently have patio area abutting the rear of the property with a right of access gate on either side.

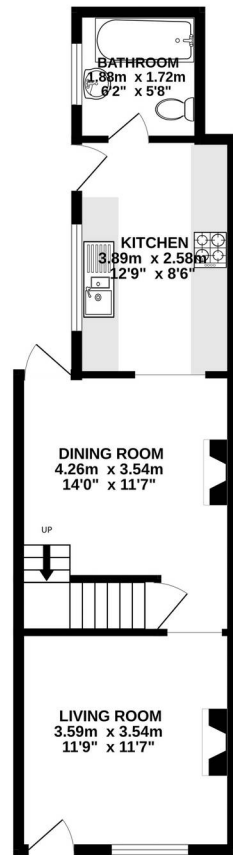
Council Tax band: D

Tenure: Freehold

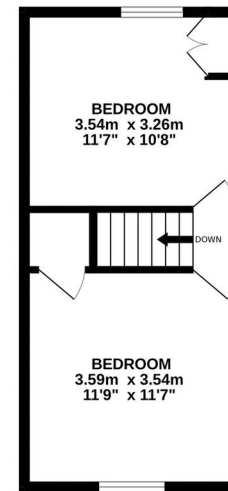
- Two bedroom family home
- Private rear garden
- Two reception rooms
- Village location
- Potential to extend (STPP)
- Downstairs bathroom
- Short walk to train station
- Close proximity to local schools
- Sought after location
- No onward chain!



GROUND FLOOR
41.2 sq.m. (444 sq.ft.) approx.



1ST FLOOR
27.8 sq.m. (299 sq.ft.) approx.



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TOTAL FLOOR AREA: 69.0 sq.m. (743 sq.ft.) approx.

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