



Lincolns Mead, Lingfield, RH7 6TA

Offers Over £575,000

🛏 4 🚿 2 🚗 2



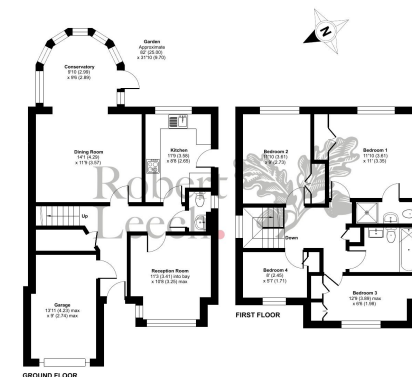
- No onward chain, allowing for a straightforward purchase
- Separate dining room
- Rear-positioned kitchen with scope to create a modern kitchen tailored to your needs
- Private garden providing a pleasant outdoor space for relaxing and entertaining.
- Sought-after Lingfield location, close to village amenities, schools, countryside, Lingfield Park and excellent rail
- Generous reception room providing an excellent main living space with direct access to the conservatory
- Bright and airy conservatory overlooking the garden.
- Four well-proportioned bedrooms, offering excellent flexibility for family, guests or substantial office
- Substantial garage and driveway, offering exceptional parking, storage and hobby space.





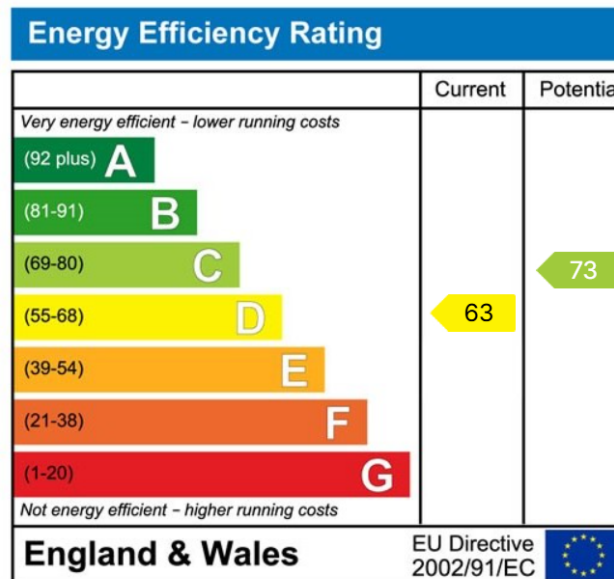
Lincolns Mead, Lingfield, RH7

Approximate Area = 1232 sq ft / 114.4 sq m
Garage = 117 sq ft / 10.8 sq m
Total = 1349 sq ft / 125.2 sq m
For identification only - Not to scale



These plans are produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Standard 1.
Produced for Robert Leech Estate Agents Ltd. 10/11/2017

A spacious four-bedroom family home offering generous and versatile accommodation, including two reception rooms, a conservatory, rear kitchen, private garden and substantial garage, all offered with no onward chain. Ideally situated in the sought-after village of Lingfield, the property provides an excellent opportunity to create a stylish home tailored to your own taste, with excellent local amenities, schooling, countryside and commuter links close by.



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.