



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Grove Road, Lingfield,  
Surrey, RH7**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Terraced house offered with no onward chain
- Quiet cul-de-sac location
- Deceptively spacious with private rear garden
- Good transport links with direct train links to London and within easy reach of M25 and Gatwick Airport
- Situated in a popular Surrey village with traditional pubs, shops and highly regarded schools

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room: 16'0 x 12'4 (4.88m x 3.76m)
- Lounge: 16'0 x 9'11 (4.88m x 3.02m)

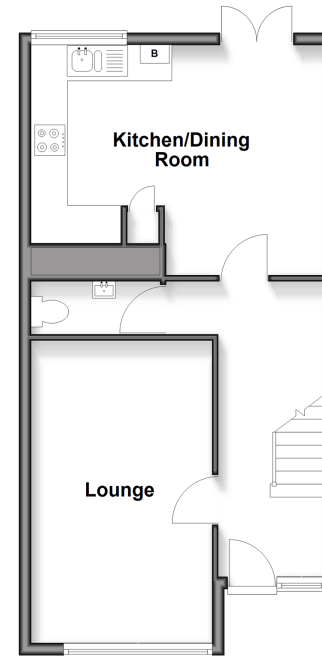
### FIRST FLOOR

- Landing
- Bedroom 1: 16'0 x 9'1 (4.88m x 2.77m)
- Bedroom 2: 11'10 x 8'11 (3.61m x 2.72m)
- Bedroom 3: 8'10 x 6'10 (2.69m x 2.08m)
- Bathroom

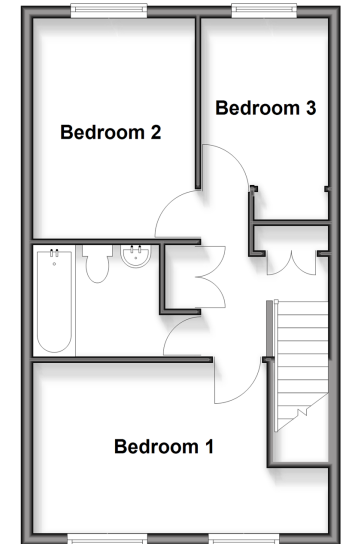
### OUTSIDE

- Front & Rear Garden

**Ground Floor**  
Approx. 45.6 sq. metres (490.4 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (440.8 sq. feet)



**Unable to display material information. Please check with the branch for material information details for this property**



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