



Lingfield, Surrey





**NO ONWARD CHAIN.** This attractive characterful semi detached house is conveniently located in Lingfield Village within easy walking distance of the train station. With living room, dining room, kitchen and 2 double bedrooms and family bathroom, the house benefits from off road parking, garage and a south west facing garden. The property requires some updating and offers excellent opportunity for the prospective buyer extend into the side return and out to the rear (STP), and to really put their on mark on it.





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The front door and entrance hall gives access the main house, the garden and the garage! Entering the house, it leads to a spacious living room to the front with feature fireplace. There is a lovely fireplace in the dining room too, with large open cupboard under the stairs. A cloakroom with separate shower room off a short passage way that also leads through to the kitchen. There is a door leading to a lean too area and access to the garden from this room too.

Upstairs are two double bedrooms, both with feature fireplaces, one with a wash basin.

Outside, to the front is off road parking along with the garage. The south west facing rear garden has a patio area and is mainly laid to lawn with mature borders. No onward chain.





## At a glance

- No Onward Chain
- Garage
- South West Facing Garden
- Opportunity to Extend - STP
- Close to Station
- Off Road Parking

## Location

Situated in the centre of the historic Lingfield Village with a range of everyday shops, village pub and amenities sitting right on your doorstep and just a short walk from the train station. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

For the commuter Lingfield mainline rail station, which is within half a mile and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7.5 miles away.

## Intrigued?

01342 837783

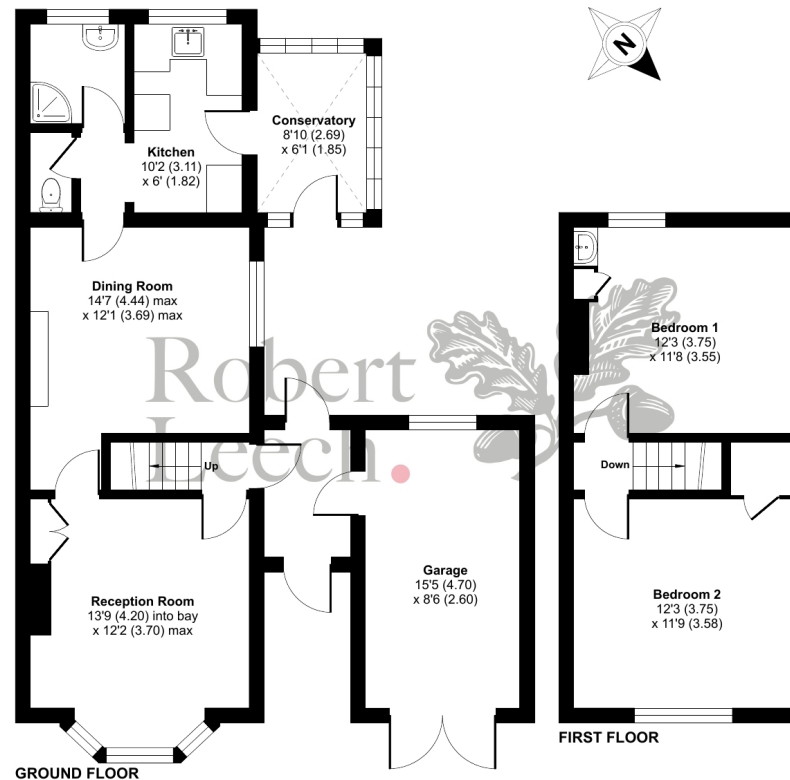
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## Station Road, Lingfield, RH7

Approximate Area = 891 sq ft / 82.7 sq m  
Garage = 132 sq ft / 12.2 sq m  
Total = 1023 sq ft / 94.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1254265

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**Robert Leech.**

REIGATE OXTED LINGFIELD