



Headland Way, Lingfield, RH7 6BP

Guide Price £575,000

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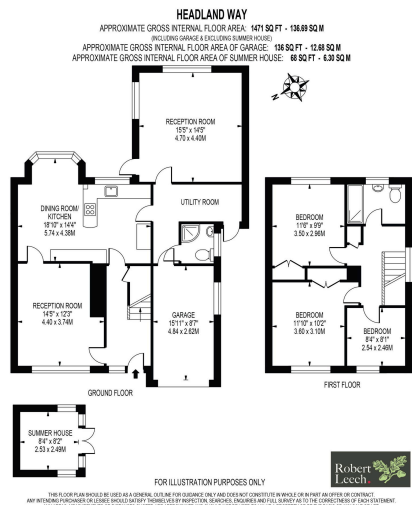


Tucked away in a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home offers a spacious and flexible layout ideal for modern family living. With no onward chain, it's ready for you to move in and make it your own. The ground floor features two generous reception rooms, a stylish open-plan kitchen/dining area with a charming bay window overlooking the garden, and a handy utility room. There is also a downstairs shower room if the reception room at the rear was to be used as a bedroom. The integral garage provides additional storage or potential for conversion, subject to planning.

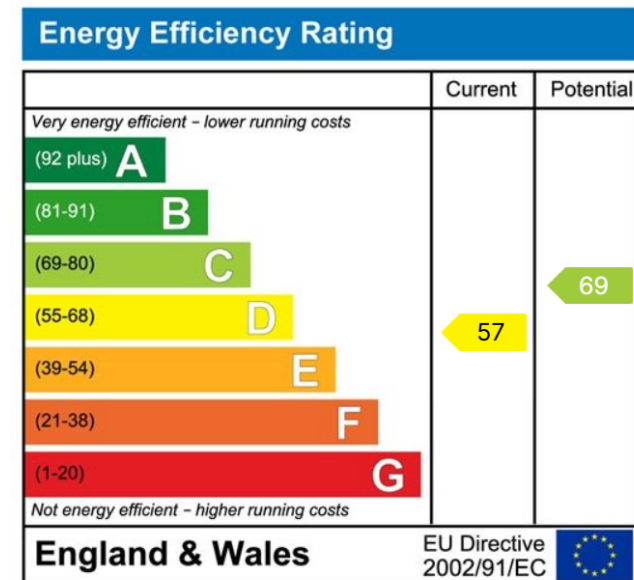
Upstairs, the property comprises three well-proportioned bedrooms and a contemporary family bathroom. The garden is a real highlight, offering a private retreat with a delightful summer house—perfect as a home office, studio or relaxation space.

Located in the highly sought-after village of Lingfield, this property benefits from a strong sense of community and excellent amenities. The area is well served by reputable schools, including Lingfield Primary School and the independent Lingfield College. Lingfield station offers regular rail services to London, and the village boasts a variety of shops, cafes, and pubs, along with the famous Lingfield Park Racecourse. Surrounded by beautiful countryside and with easy access to the M25 and Gatwick Airport, this is an ideal location for families and commuters alike.





- Quiet cul-de-sac location
- No onward chain
- Three well-proportioned bedrooms
- Two spacious reception rooms
- Stylish open-plan kitchen/dining area with bay window
- Integral garage and utility room
- Modern family bathroom
- Private rear garden with summer house
- Excellent local schools including Lingfield College
- Walking distance to train station and village centre



**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.