



Lingfield, Surrey

Robert Leech 



**** No Onward Chain **** A beautifully presented three bedroom semi detached home set down a quiet cul-de-sac location moments from the village centre. Offering flexible accommodation to the ground floor with separate lounge, and open plan kitchen/diner, downstairs cloakroom, 3 bedrooms upstairs with family bathroom, low maintenance garden, garage and off road parking. Within walking distance to Lingfield village and train station.



NO ONWARD CHAIN. A two bedroom semi detached house within 0.4 miles of Lingfield train station. With an open plan living room dining room, a recently refitted kitchen with separate utility space, family bathroom and great size rear gardens. The house benefits from off road parking and a south west facing garden.

Stepping inside, the current owners have opened up the entire main space downstairs to create a welcoming open plan area, with spacious living room to the front with feature fireplace with a log burner and wooden surround. The dining area is on the way through to the kitchen which sits at the rear of the property overlooking the garden, and has been extended to create a very handy utility area too. The kitchen itself has been updated recently and has a range of integrated appliances, storage and worktops throughout.

Heading upstairs are two bedrooms, and the family bathroom too. This is great in size with large bath, plenty of storage and natural light coming in too.

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



At a glance

- No Onward Chain
- Semi Detached
- Moments Away from Train Station
- South Westerly Facing Garden
- Upstairs Bathroom
- Utility Area
- Open Plan downstairs
- Off Street 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?

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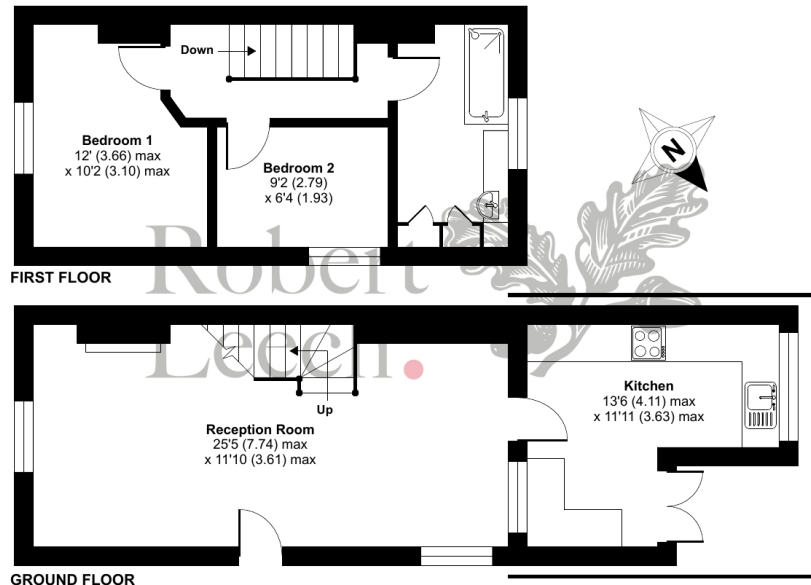
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Station Road, Lingfield, RH7

Approximate Area = 731 sq ft / 67.9 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). © ntechcom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1235550

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