



£460,000 to £490,000 Guide Price

Station Road, Lingfield, RH7

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mayhews



A much extended semi-detached family home with three reception rooms, four bedrooms, two bathrooms and generous accessible loft space, drive way and garage. No ongoing chain!

Property description

Offered to the market with a price guide of £460,000 to £490,000. Mayhew Estates are delighted to offer for sale this greatly extended semi-detached home situated in the popular village of Lingfield. This family home offers spacious accommodation arranged over two floors with the potential to improve and modernise to create a splendid family property. Being well located for access to the nearby railway station, village centre and local school this home has no ongoing chain.

Accommodation comprises on the ground floor, an entrance porch leading to a family room and through to a separate dining room. At the rear of the house there is a generous lounge leading to the garden and with access to the kitchen which features a range of units at eye and base level and a view over the rear garden. There is an adjoining utility room and cloakroom. There is a rear hall which gives side access and a personal door to the rear of the integral garage and stairs rise to the first floor.

On the first floor, there are four bedrooms, one of which is ensuite. The second bathroom has a jack and jill door from the landing and into bedroom 1 which also has doors leading to a rear facing sun terrace. A staircase rises to the useful loft space which offers the potential for conversion (STP) or makes fantastic storage space.

Outside

The rear garden has a patio and a brick archway leads to the remainder of the garden which is predominantly laid to lawn. At the front of the property there is driveway parking leading to a single integral garage.

Key features

- Semi-detached
- Four bedrooms
- Two bathrooms
- Three reception rooms
- Kitchen
- Utility and downstairs cloakroom
- Driveway and garage
- Village location
- No ongoing chain





IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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