



Godstone Road, Lingfield

Guide Price £520,000 – £550,000

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# Godstone Road

## Lingfield

A fantastic opportunity to acquire this stunning three double bedroom, semi-detached family home. Ideally situated within the historic village of Lingfield, this versatile 1315sq ft property offers both extended and modernised accommodation arranged across three floors.

The accommodation briefly comprises: spacious reception hall with under stair storage cupboard; downstairs cloakroom with low-level WC, wash hand basin and a window to the side aspect; formal living room with a feature bay window to the front aspect and an open fireplace with exposed chimney; 24ft long kitchen/family/dining room with a range of wall and base level units, Butler sink, solid oak work surfaces, integrated appliances, space for a large range-style cooker, central island with breakfast bar, twin Velux windows and Bifold doors leading to the rear garden completes the ground floor.

The first floor comprises: double guest bedroom with a view overlooking the rear garden and fitted wardrobe; a further double guest bedroom outlooking to the front aspect; vintage style family bathroom with WC, pedestal basin and freestanding bath with a view to the rear garden.

The second floor is solely occupied by the dual aspect master bedroom complete with a glass Juliet balcony and ensuite complete with low-level WC, his and her wash hand basin and a walk-in shower concludes the accommodation.

Externally, the property further benefits from an enclosed and secluded rear garden that is mostly laid to lawn with an area of decking abutting the rear of the property, a variety of mature trees, shrubs, flowering plants and a timber garden shed. The property has the potential for driveway parking (STPP).

Council Tax band: D

Tenure: Freehold

• Semi-detached family home





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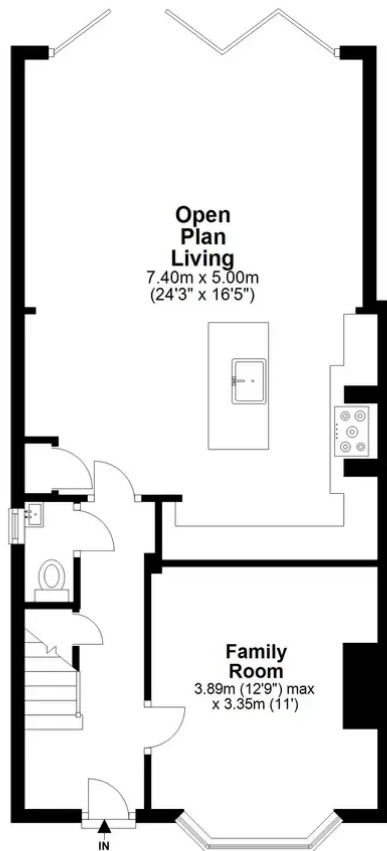
Tenure: Freehold

- Semi-detached family home
- Three double bedrooms
- Potential for driveway (STPP)
- Modernised throughout
- Character features
- Extended and improved
- Private rear garden
- Village location
- Close proximity to local schools
- Walking distance to train station



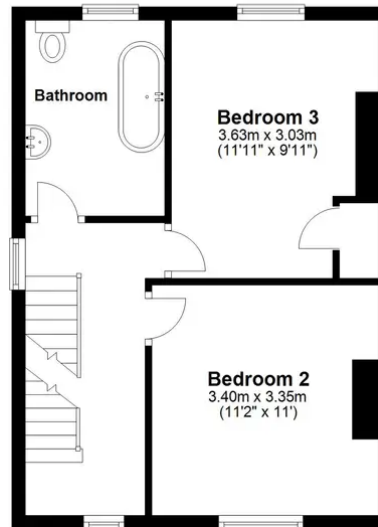
### Ground Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



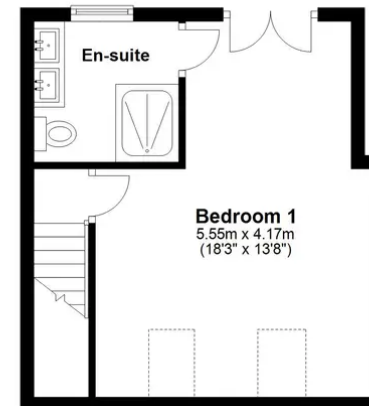
### First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



### Second Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 122.2 sq. metres (1315.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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