



Tannery Gardens, Lingfield

Offers in excess of £625,000

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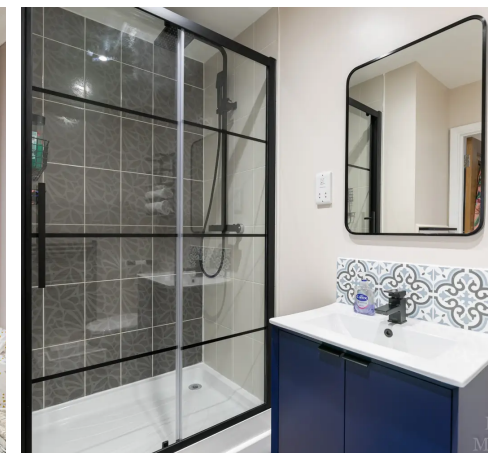
Tannery Gardens

Lingfield

An incredibly well proportioned and attractive, four double bedroom family home situated in a sought after gated development. This property makes a fantastic family home and is suitable for a variety of buyers, offering 1815 sq ft of living space.

The accommodation briefly comprises: spacious entrance hall; downstairs cloakroom; fitted kitchen/breakfast room with a range of wall and base units; living room open to a conservatory with French doors to the garden completes the ground floor.

On the first floor there is a double guest bedroom with ensuite shower room; two further double bedrooms and a family bathroom. The spacious master suite is on the second floor and offers a dressing room with potential to convert to an ensuite if needed and views over the fields behind, which concludes the living space.





Tannery Gardens

Lingfield

The property is situated within a private gated development and externally provides a car port, electric charging point and additional parking space with available visitor parking. The garden includes a patio abutting the rear of the property leading to a lawn and rear access gate to the fields behind the property. Lingfield station is a few minutes' walk away, and the property also provides easy access to Lingfield College.

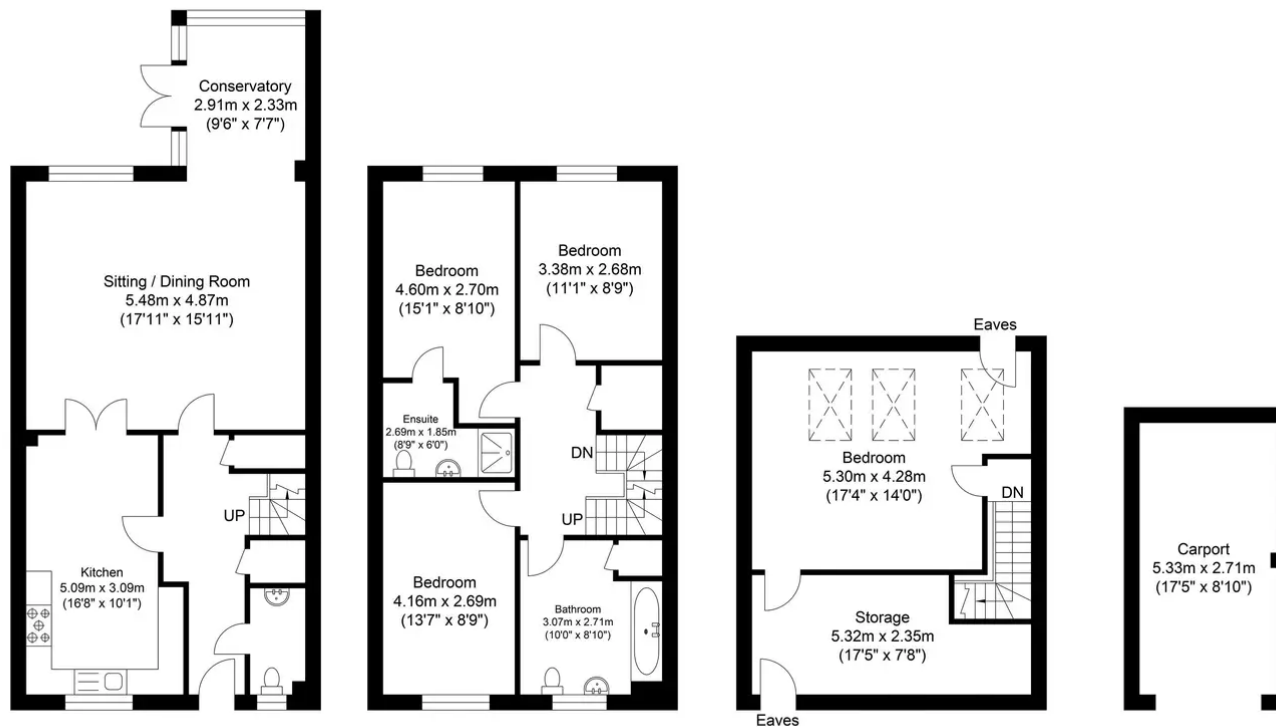
Annual estate charge - £519 (tbc)

Council Tax band: E

Tenure: Freehold

- Spacious family home
- Four double bedrooms
- 1815 sq ft living space
- Gated development
- Easy access for Lingfield Station & College
- Master suite
- Guest bedroom with ensuite
- Garden with fields beyond
- Allocated parking and car port
- Electric vehicle charging point





Ground Floor
Approximate Floor Area
669.94 sq ft
(62.24 sq m)

First Floor
Approximate Floor Area
593.41 sq ft
(55.13 sq m)

Second Floor
Approximate Floor Area
396.97 sq ft
(36.88 sq m)

Carport
Approximate Floor Area
155.43 sq ft
(14.44 sq m)

Approximate Gross Internal Area = 168.69 sq m / 1815.76 sq ft
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