



Lingfield Common Road, Lingfield

Offers in Region of £825,000

**MANSELL
McTAGGART**
Trusted since 1947

Lingfield Common Road

Lingfield

A beautifully presented and recently modernised Victorian detached family home, which is ideally situated within 1 mile of Lingfield train station, local amenities and schools. The property has been extended and now offers 1,543 sq ft of living space and also benefits from a driveway parking, double garage and a south facing rear garden.

The living accommodation briefly comprises: entrance hall with an under stairs cupboard; living room with a bay window to the front and a log burner with an original mantelpiece; dining room with an open fireplace; extended kitchen/breakfast room which has a modern fitted kitchen which has a range of wall and base level units, 4 ring induction hob with extractor fan over, stacked electric ovens plus warming drawer, dishwasher, boiling water tap, electric underfloor heating and French doors to the garden. Finally, there is a utility room which has a WC, wash hand basin and plumbing for a washing machine and a tumble dryer, which concludes the ground floor.

The first floor consists of a generous landing with loft ladder access to the partially boarded loft; master bedroom with fitted wardrobes, feature fireplace and a en suite which has a WC, wash hand basin and bath; double guest bedroom with a feature fireplace and front aspect views; modern shower room which has a WC, wash hand basin and heated towel rail. Another bedroom with views overlooking the rear garden completes the living arrangement.





Lingfield Common Road

Lingfield

Externally the property benefits from driveway parking for several cars and electric up and over doors leading to the double garage, where there is power, lighting, sink and water. Gated side access leads to the mainly laid to lawn South facing rear garden, with a patio seating area abutting the rear of the property. There are also other various seating areas, flower beds, plants, and shrubs, and a selection of mature trees and hedges throughout the generous rear garden.

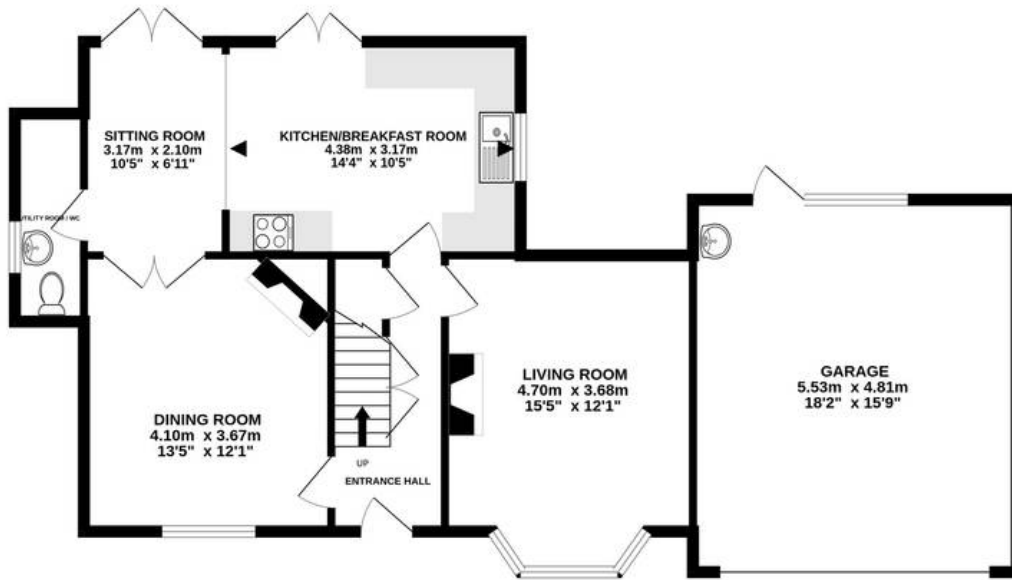
Council Tax band: F

Tenure: Freehold

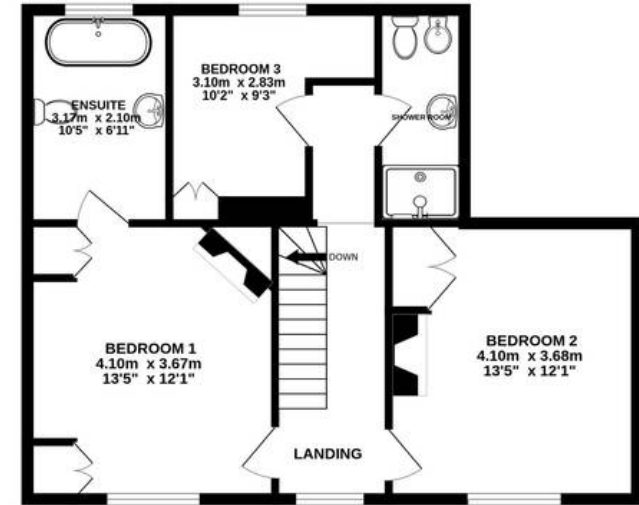
- Detached family home
- Extended and modernised throughout
- Three bedrooms
- Victorian property
- Recently refurbished windows throughout
- Modern fitted kitchen with appliances
- Driveway parking
- Double garage
- South facing rear garden
- Within 1 mile of a mainline train station



GROUND FLOOR
87.3 sq.m. (939 sq.ft.) approx.



1ST FLOOR
56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA : 143.4 sq.m. (1543 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.