



Church Road, Lingfield

Offers In Excess of £900,000

**MANSELL  
McTAGGART**  
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# Church Road

## Lingfield

An attractive double fronted Victorian detached family home which is situated within in the centre of the popular village of Lingfield. This four double bedroom property has been extended and modernised throughout and also benefits from driveway parking, an insulated garden room and a West facing rear garden.

The living accommodation briefly comprises: living room with an AGA log burner; dining room with a feature fire place and French doors to the garden; study/family room with front aspect views; fitted kitchen which has a range of wall and base level units, electric oven, 4 gas ring hob, fridge freezer and back door access to the garden; modern family bathroom with a WC, wash hand basin with a demisting mirror, heated towel rail, bath and a shower cubicle concludes the ground floor.

The first floor consists of a spacious landing; master bedroom with dual aspect views and an en suite shower room which has a WC, wash hand basin and airing cupboard; double guest bedroom with front aspect views. A further two double bedrooms over looking the rear garden completes the living accommodation.







## Church Road

### Lingfield

Externally the property benefits from driveway parking for two or three cars. Gated side access leads to the mainly laid to lawn West facing rear garden which has a patio seating area abutting the rear of the property. There is also a timber shed, log store and insulated workshop/garden room which has power, lighting and WIFI.

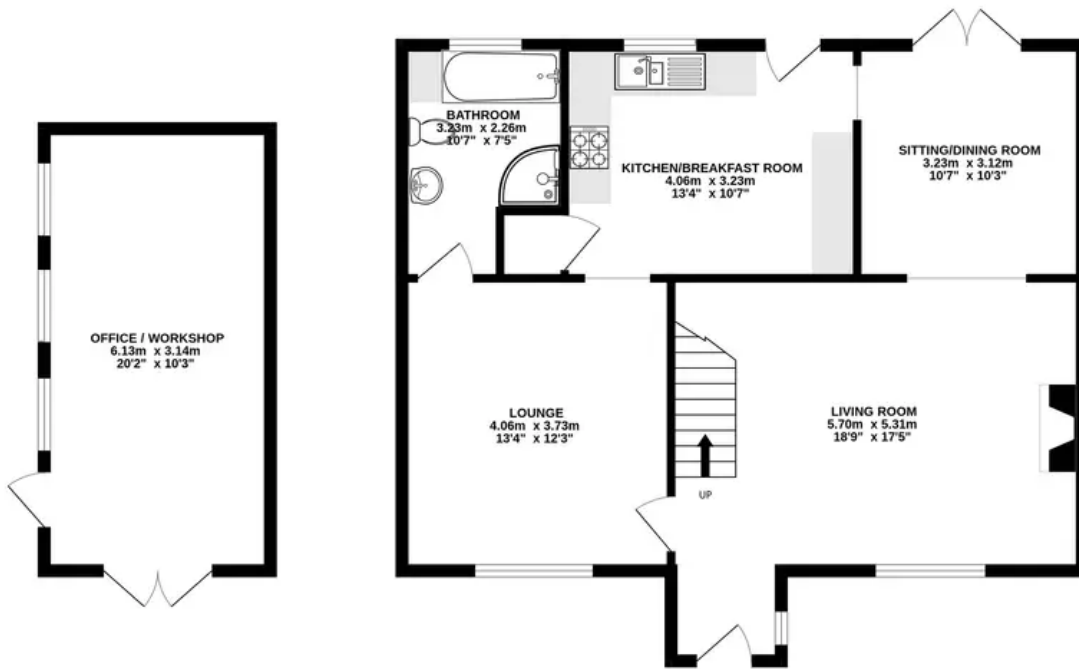
The property further benefits from a roof which was installed approximately 15 yrs ago, ultra fast fibre and the front and side aspects of property have modern double glazed, multi mode sash windows installed.

Council Tax band: F

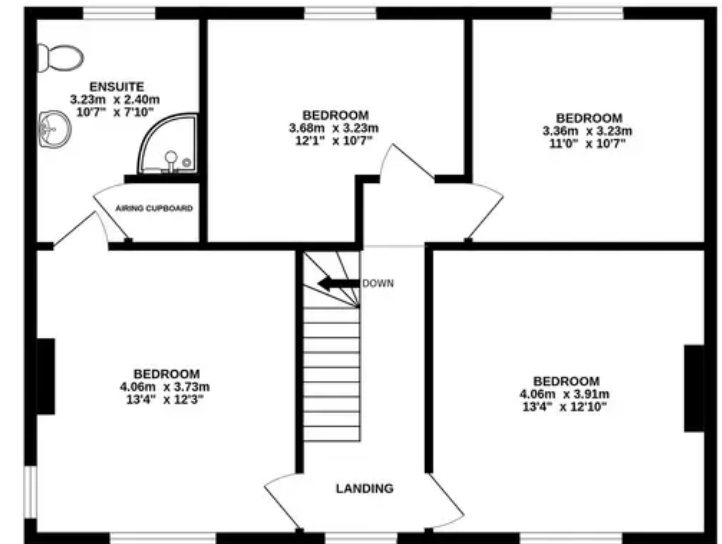
- Detached family home
- Four double bedrooms
- En suite to master bedroom
- 1,695 Sq ft of living space
- Victorian property
- Driveway parking
- Insulated garden room
- West facing rear garden
- Short walk to mainline train station and local amenities
- Vendor suited!



**GROUND FLOOR**  
89.3 sq.m. (962 sq.ft.) approx.



**1ST FLOOR**  
68.2 sq.m. (734 sq.ft.) approx.



**TOTAL FLOOR AREA : 157.5 sq.m. (1695 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.

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