

Offers in the
Region of:
£450,000

Garnham
H Bewley

4 Ash Close, Lingfield



- Well Presented Semi-Detached Family Home
- Three Bedrooms
- Bright and Spacious Lounge / Diner
- Well-Appointed Kitchen
- Family Bathroom & Downstairs WC
- Front & Rear Gardens
- Driveway & Garage
- Close Proximity to Lingfield Village & Railway

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



4 Ash Close, Lingfield, Surrey RH7 6HQ

Garnham H Bewley are delighted to offer for sale this beautifully presented and excellently positioned three bedroom, semi-detached family home. Coming to the market for the first time in over thirty years and with a complete onward chain. Ash Close is a quiet and well-maintained cul-de-sac and is within walking distance to the historic Surrey village of Lingfield and its mainline railway station.

The ground floor accommodation consists of kitchen to the front of the property, downstairs cloakroom under the stairs in the hallway and a large, bright and airy open-plan lounge/diner to the rear of the property. The Kitchen comes fitted with a range of base and wall level units, as well as sink with drainer, gas cooker and hob, extractor hood, freestanding dishwasher and refrigerator and space for washing machine. The Lounge/Diner is bright and airy with a window to the side a large sliding patio doors out to the garden at the rear.

Upstairs, the master bedroom is set to the front of the property and has a wardrobe which goes in over the stairs, you could easily fit a Superking bed and additional wardrobes in this room. There are two more additional bedrooms, one a double and the other a single, both positioned to the rear of the property and both fitted with built-in wardrobes. The bathroom has been fitted with a walk-in shower, low-level WC and wash-hand basin. There is an airing cupboard housing the hot water cylinder on the landing.

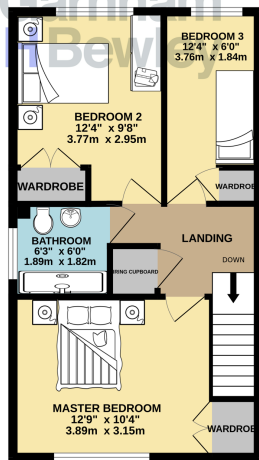
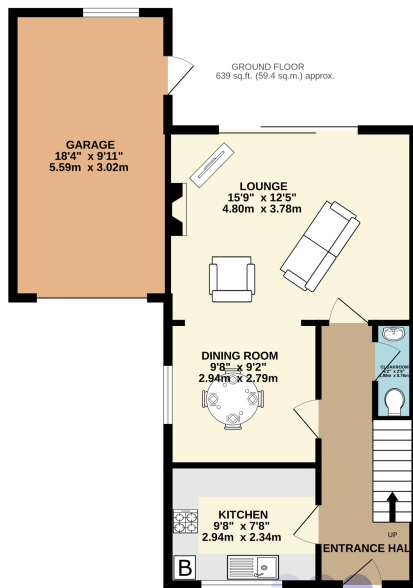
Outside, the rear garden is mainly laid to lawn with an expanse of patio and benefits from a southerly-facing aspect. There is access into the garage from the rear garden via a side door. At the front of the property there is a lawned front garden, resin driveway for three cars and access to the garage.

The vendor is suited for a property and has a complete onward chain!



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Accommodation



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

4 ASH CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) 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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Ground Floor

Entrance Hall
6' 1" x 16' 10" (1.85m x 5.13m)

Kitchen
9' 8" x 7' 8" (2.95m x 2.34m)

Lounge
15' 9" x 12' 5" (4.80m x 3.78m)

Dining Room
9' 8" x 9' 2" (2.95m x 2.79m)

Cloakroom
2' 6" x 6' 2" (0.76m x 1.88m)

First Floor

Master Bedroom
12' 9" x 10' 4" (3.89m x 3.15m)

Bedroom Two
12' 4" x 9' 8" (3.76m x 2.95m)

Bedroom Three
12' 4" x 6' 0" (3.76m x 1.83m)

Bathroom
6' 3" x 6' 0" (1.91m x 1.83m)

Outside Garage
9' 11" x 18' 4" (3.02m x 5.59m)



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NEAREST STATIONS:

Lingfield Station (0.4 miles)

Dormans Station (1.7 miles)

Godstone Station (3.1 miles)

NEAREST SCHOOLS:

Lingfield Primary School - Ofsted: Good (0.4 miles)

Lingfield College - Independent School (0.7 miles)

St Piers School - Ofsted: Good (0.8 miles)

Dormansland Primary School - Ofsted: Good (1.6 miles)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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