

£525,000

Garnham  
H Bewley

Lincolns Mead, Lingfield



- Semi Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Separate Fitted Kitchen
- Two Reception Rooms
- Generous Size Garden
- Driveway & Garage
- Village Location

For further information contact Garnham H Bewley:

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## 14 Lincolns Mead, Lingfield, Surrey RH7 6TA

Garnham H Bewley are delighted to present to the market this excellent example of a three bedroom semi detached family home. Located in the ever popular village of Lingfield this property boasts three bedrooms, main bathroom, ensuite shower room, spacious lounge, separate dining room, separate kitchen, downstairs WC, generous rear garden, driveway parking and garage.

The ground floor comprises a welcoming entrance hallway which provides access to all downstairs rooms and where you'll find the downstairs WC and stairs leading to the first floor. The main lounge area is located towards the front of the property and a large bay window, allows in plenty of light. There is an opening through to the dining area which is located towards the rear of the property. Also towards the rear of the property is the separate kitchen which is fitted with a range of wall and base level units create a generous amount of storage and worksurface. Both the kitchen and dining area have a view over the rear garden with the dining room benefiting from double doors leading out to a small patio area.

The first floor there are three good size bedrooms and a main family bathroom. The master bedroom which is located towards the rear of the property has a delightful view over the rear garden and benefits from an ensuite shower room and built-in wardrobes. Bedroom two which is another good size double bedroom is located towards the front of the property also has wardrobes. Bedroom three, a generous size single/Office area along with the master bedroom has a view over the rear garden. Bedrooms two and three are complimented by the separate family bathroom which is fitted with a panel enclosed bath, low-level WC, wash handbasin and window looking out to the front aspect.

Outside, the property enjoys a generous size rear garden with side access leading out the front of the property where there is access to the garage and driveway parking for two cars.

Not only is this property offered to market with no onward chain, it is also located on a five minute walk of the Lingfield High Street and no more than a 10 minute walk to Lingfield train station.



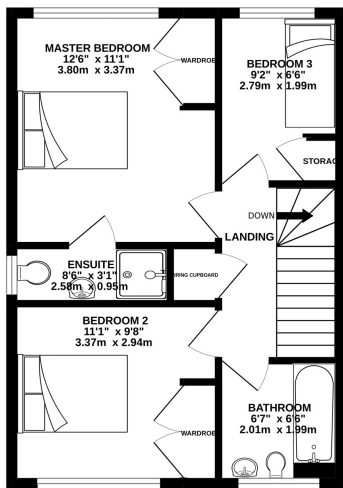
Welcome  
Home



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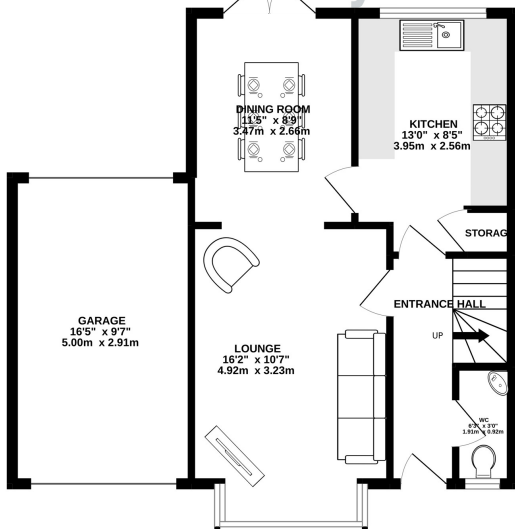
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1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

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TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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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# Accommodation

## Ground Floor

### Entrance Hallway

### Lounge

16' 2" x 10' 7" (4.93m x 3.23m)

### Dining Room

11' 5" x 8' 9" (3.48m x 2.67m)

### Kitchen

13' 0" x 8' 5" (3.96m x 2.57m)

## First Floor

### Master Bedroom

12' 6" x 11' 1" (3.81m x 3.38m)

### Ensuite

8' 6" x 3' 1" (2.59m x 0.94m)

### Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)

### Bedroom Three

9' 2" x 6' 6" (2.79m x 1.98m)

### Bathroom

6' 7" x 6' 6" (2.01m x 1.98m)

## Outside

### Front & Rear Garden

### Garage & Driveway



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## East Grinstead 01342 410227

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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