

Price

£775,000

Garnham
H Bewley

Church Road, Lingfield



- Stunning Detached Bungalow
- Set Within A Private Road
- Three Bedrooms
- Kitchen/Dining Room
- Lounge With Feature Fireplace
- Conservatory
- Beautiful Garden
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

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



Hedgerows, Church Road, Lingfield, Surrey RH7 6AH

Garnham H Bewley are pleased to present to the market this stunning and completely modernised three bedroom detached bungalow set within a private road in the ever popular village of Lingfield. The property has been tastefully finished to provide a light and stylish living space with ample accommodation boasting kitchen/dining room opening onto the conservatory, lounge with a feature fireplace, three bedrooms, shower room, utility area and detached garage. Outside the garden has been wonderfully landscaped providing a perfect space for entertaining and to the front there is ample driveway parking. Internal viewings come highly recommended to fully appreciate this beautiful detached bungalow.

The accommodation consists of front door into entrance hall with doors leading to all principal rooms. The lounge spreads from the front to the rear of the property with a feature fireplace, double aspect windows and French doors leading to the garden. The kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, breakfast bar, integrated oven, microwave, electric hob with extractor hood above, dishwasher, space for American style fridge/freezer open plan to the lounge and conservatory which has French doors leading to the garden. The main bedroom and bedroom two are set to the front aspect with the main bedroom benefitting from fitted wardrobes and bedroom two has a built in wardrobe. Bedroom three overlooks the rear garden. The shower room has been stylishly finished with a double shower cubicle, wash hand basin with vanity unit, low level W.C., heated towel rail, fully tiled walls and window to the side aspect. There is also the ever handy utility area with space for washing machine.

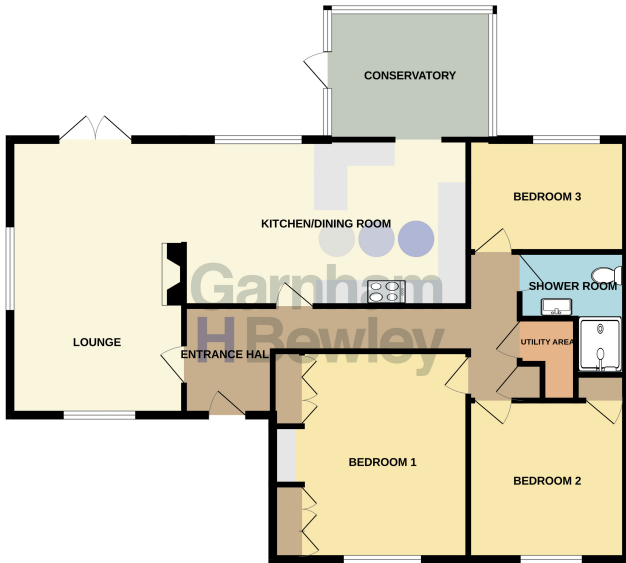
Outside the rear garden has a patio area ideal for entertaining and leading to a lawned garden with a range of mature shrubs and borders and to the side of the garden is shielded area with green house, storage shed and vegetable patches. To the front there is an area of garden and driveway parking leading to the garage which comes complete with up and over door, light, power and door to side onto the garden.



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Accommodation

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, responsibility of costs, whether shown and any other terms are appropriate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown herein are not intended and no guarantee is given as to their availability, or otherwise, at the time of sale.

Ground Floor Entrance Hall

Kitchen/Dining Room
19' 6" x 11' 5" (5.94m x 3.48m)

Lounge
18' 10" x 11' 11" (5.74m x 3.63m)

Conservatory
11' 3" x 8' 10" (3.43m x 2.69m)

Main Bedroom
14' 4" x 11' 4" (4.37m x 3.45m)

Bedroom 2
10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom 3
10' 9" x 7' 8" (3.28m x 2.34m)

Shower Room
8' 5" x 7' 4" (2.57m x 2.24m)

Utility Area
4' 9" x 4' 4" (1.45m x 1.32m)

**Outside
Garden**

Garage
19' 3" x 9' 5" (5.87m x 2.87m)

Driveway



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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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