

Guide Price
£420,000

£400,000

Garnham
HBewley

1 Old School Place, Lingfield



- Semi Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Town Centre Location
- Garage & Driveway
- Some Work Required
- No Onward Chain

For further information contact Garnham H Bewley:

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



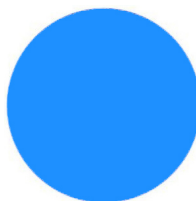
1 Old School Place, Lingfield, Surrey RH7 6AS

Garnham H Bewley are delighted to present to the market this three bedroom family home. Located in the ever popular village of Lingfield this property boasts three bedrooms, two bathrooms, two reception rooms, kitchen/diner, large rear garden, garage with driveway parking and is presented to the market with no onward chain.

The ground floor comprises a welcoming entrance hallway where there are stairs leading to the first floor, access to most of the downstairs rooms and access to the separate downstairs WC. The main lounge / living area is located towards the front of the property and benefits from a large bay window facing the front aspect. Towards the rear of the property is the open plan kitchen / diner which provides access through to the added conservatory. The kitchen is fitted with a range of wall and base level units and provides space for a selection of appliances. The added conservatory can be used as an additional reception room and also provides access out to the rear garden.

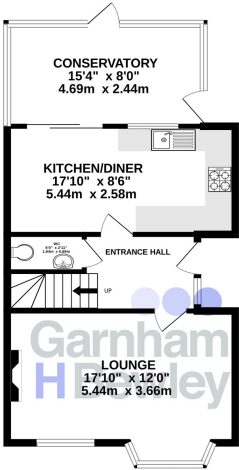
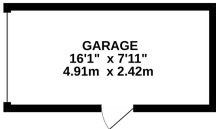
On the first floor there are three bedrooms and two bathrooms. The master bedroom is a generous size and benefits from built in wardrobes and a separate ensuite shower room. Bedrooms two and three are located towards the rear of the property and both enjoy a view over the rear aspect. Both bedrooms two and three are complimented by the family bathroom which is fitted with a panel enclosed bath, low level WC, wash hand basin and window facing the side aspect.

Outside the property enjoys a spacious rear garden which is fence and wall enclosed and benefits from a range of mature shrubs and hedges. There is side access and also access directly to the side of the garage which is located to the rear of the property. There is also driveway parking and plenty of on street parking for additional cars and visitors. Overall the property requires some work cosmetically but is located just a few minutes from the main High Street of Lingfield.

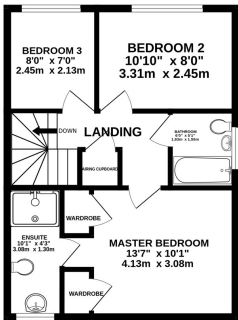


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GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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

17' 10" x 12' 0" (5.44m x 3.66m)

Kitchen / Diner

17' 10" x 8' 6" (5.44m x 2.59m)

Conservatory

15' 4" x 8' 0" (4.67m x 2.44m)

Downstairs WC

6' 0" x 2' 11" (1.83m x 0.89m)

First Floor

Master Bedroom

13' 7" x 10' 1" (4.14m x 3.07m)

Ensuite

10' 1" x 4' 3" (3.07m x 1.30m)

Bedroom Two

10' 10" x 8' 0" (3.30m x 2.44m)

Bedroom Three

8' 0" x 7' 0" (2.44m x 2.13m)

Bathroom

6' 0" x 5' 1" (1.83m x 1.55m)

Outside

Garage & Driveway



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NEAREST STATIONS

Lingfield Station - 0.3 miles

Dormans Station - 1.4 miles

Godstone Station - 3.4 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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