MONOCHROME | HOMES

Rushfords, Lingfield, RH7 6EG

Asking price £625,000

PROPERTY SUMMARY

OVERVIEW

Exclusive To Monochrome Homes is this well-kept four-bedroom detached home situated in a quiet cut de sac in Lingfield. Holding off street parking for two cars as well as being located well for the use of public transport and access to local amenities including shops, restaurants, cafes and pubs.

ACCOMODATION

The property boasts a modern and contemporary feel throughout, offering versatile and spacious accommodation. As you enter the house, you'll find a bright entrance hallway that leads to two separate reception rooms and a kitchen which also has space for dining. The kitchen has access to a well-maintained garden, while a utility room and the garage are located on the side. The garage can be accessed from both inside and the front of the house and is spacious enough for storage. Moving upstairs, the first floor boasts four double bedrooms, one of which has an en-suite bathroom, and a family bathroom. All bedrooms are fitted with built-in storage.

The front and back gardens of the property provide a great outdoor space that is kept private with planting around the border. The driveway can accommodate up to two cars.

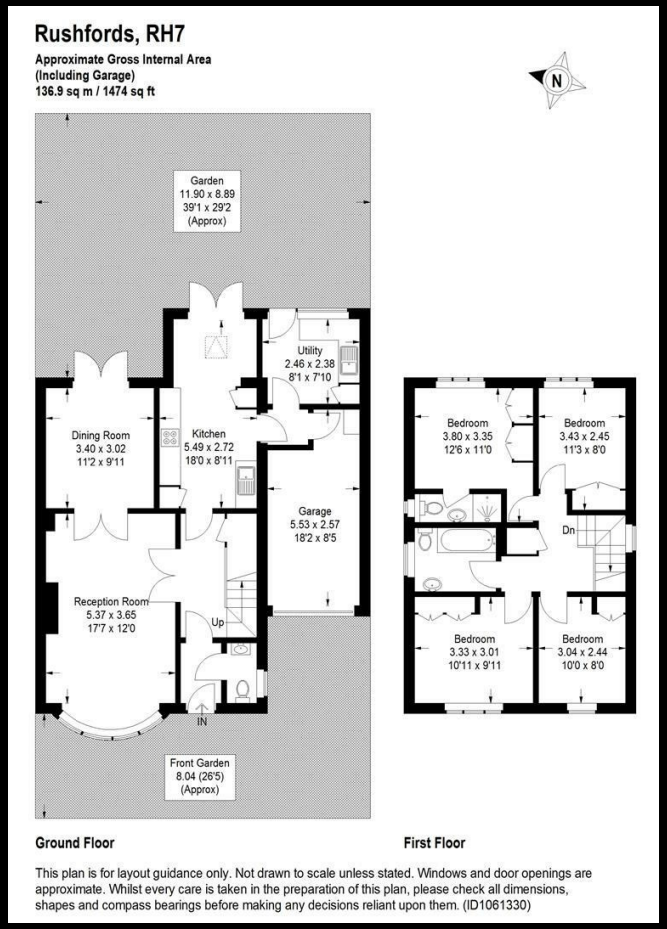
LOCATION

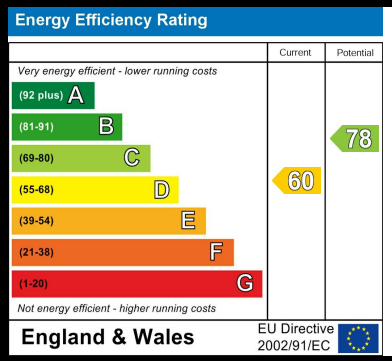
Rushfords is a small cul-de-sac situated in Lingfield Village. The village offers a variety of coffee shops, restaurants, and stores including Tesco and Co-op. The neighbouring town of East Grinstead is only 4 miles away and has more shopping options. Lingfield is renowned for its excellent schools that cater to all age groups.

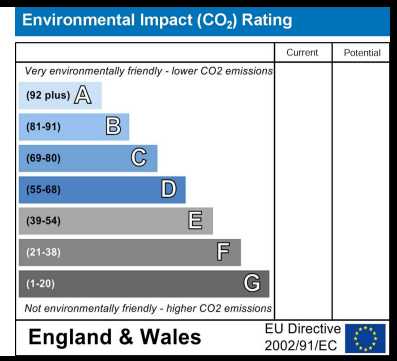
Lingfield is also famous for its all-weather racecourse and nearby National Trust facilities at Wakehurst Place and Standen House. Chartham Park, which is fantastic for golf and fitness, is also easily accessible. The mainline station (0.5 miles) provides regular services to East Croydon, London Bridge, and Victoria. The nearby M25 is accessible at Junction 6, providing easy access to London, Brighton, and Gatwick airports.

DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."







5C HIGH STREET, CATERHAM, SURREY, CR3 5UE
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

MONOCHROME | HOMES