

## Knights Mead

### Lingfield, RH7 6EJ

This well presented four-bedroom semi-detached family home is tucked away in a peaceful cul-de-sac within the heart of Lingfield Village. Offering a garage, driveway parking, and excellent access to local amenities, schools, and Lingfield station, the property is ideally positioned for both family life and commuting.

On entering, a bright and welcoming hallway provides access to the downstairs cloakroom and the main living accommodation. The front-facing lounge is generously sized and flows seamlessly through to the rear kitchen/dining room, creating an ideal space for both everyday living and entertaining.

**£535,000 - Freehold**



## DISCRIPTION

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The kitchen benefits from plentiful natural light thanks to its southerly aspect and is fitted with a range of base and wall units, providing ample storage and worktop space. A designated dining area makes it perfect for family meals, while double doors open directly onto the private, south-facing garden — an excellent spot for outdoor dining.

The first floor offers three bedrooms, two comfortable doubles and a well-proportioned single, with rear-facing rooms enjoying pleasant views across open fields. The family bathroom is fitted with a white suite and finished with tiled flooring. A spacious landing leads to the second floor and offers a useful area ideal for a home office or study space.

Occupying the entire top floor, the principal bedroom is a generous double featuring a built-in wardrobe and a modern en-suite shower room, creating a private and peaceful retreat.

Externally, the garage is accessible via the rear garden, complemented by driveway parking to the front.

### Location

The property is centrally located within the historic village of Lingfield, with a variety of local shops, amenities, and a village pub close by. Lingfield mainline station is within half a mile, providing direct services to London Victoria and London Bridge. For a wider range of shopping, dining, and leisure facilities, East Grinstead is approximately five miles away.

## SIZES AND ACCOMODATION

Entrance Hall

Downstairs Cloakroom

Lounge 15'7" x 11'9"

Dining Room 15'3" x 11'3"

Bedroom 8'9" x 8'6"

Bedroom 11'6" x 8'9"

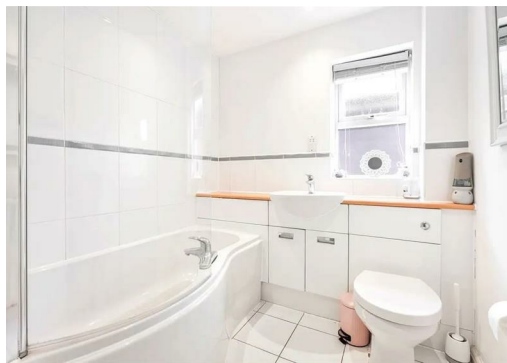
Bathroom 8'9" x 6'7"

Bedroom 8'0" x 6'3"

Master Bedroom 16'9" x 11'9"

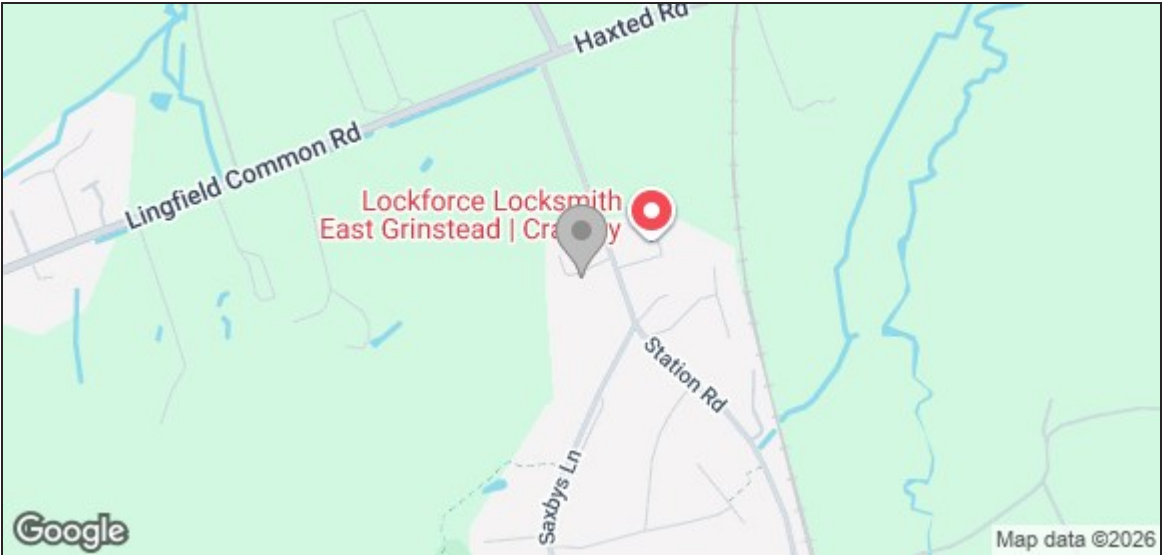
Garage 17'6" x 9'3"





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WILLIAMS  
HARLOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	