

33 Lincolns Mead

Lingfield, RH7 6TA

£1,750 Per Month **EPC: Band C**

Maguire Baylis







Maguire Baylis are delighted to offer to let this attractive two-bedroom end of terrace house, situated within the popular Lincolns Mead development in the sought-after village of Lingfield.

The property provides bright and well-proportioned accommodation throughout, comprising a spacious living room, a separate fitted kitchen and a double glazed conservatory overlooking the rear garden. Upstairs, there are two good-sized bedrooms (one double and one single) and a modern four-piece family bathroom featuring a separate bath and shower.

A particular feature of the property is the private corner-plot garden, which also benefits from a useful detached air-conditioned cabin, ideal for use as a home office or hobby room. Further benefits include a garage en bloc and residents' parking.

The property is conveniently located within easy reach of Lingfield village centre, offering a range of local shops, cafes and everyday amenities, together with local schools station with direct train services to London, plus lovely surrounding countryside.

Available immediately, with the flexibility of being offered furnished, part furnished or unfurnished.

- ATTRACTIVE TWO BEDROOM END OF TERRACE HOUSE
- QUIET & CONVENIENT RESIDENTIAL DEVELOPMENT
- BRIGHT & SPACIOUS LIVING ROOM
- SEPARATE FITTED KITCHEN
- CONSERVATORY OVERLOOKING GARDEN
- MODERN FOUR-PIECE FAMILY BATHROOM
- PRIVATE GARDEN WITH DETACHED AIR-CONDITIONED CABIN
- GARAGE EN BLOC & RESIDENTS' PARKING
- SOUGHT-AFTER LINGFIELD VILLAGE LOCATION
- AVAILABLE IMMEDIATELY – FLEXIBLE FURNISHING OPTIONS



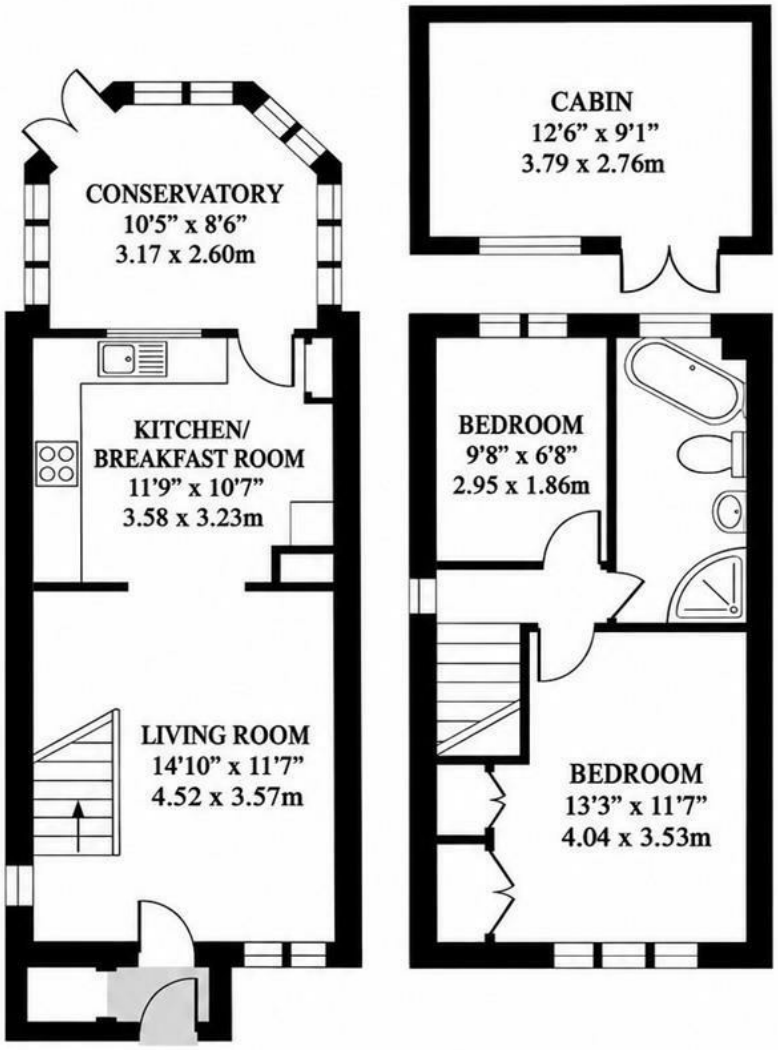




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LINCOLNS MEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **720 SQ FT - 66.85 SQ M**
(EXCLUDING CABIN)
APPROXIMATE GROSS INTERNAL AREA OF CABIN: **113 SQ FT - 10.54 SQ M**









COUNCIL TAX

Tandridge District Council - Band D

LOCATION

What3words: ///fend.awake.bleat

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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The Property Ombudsman

Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.