



GREENAWAY
RESIDENTIAL



5 LINGFIELD MEWS LINGFIELD ROAD

£350,000
FREEHOLD

- Three Bedroom House • Available Chain Free • Off Street Parking • Gas Central Heating • Town Centre Location • Close to two Mainline Stations • Double Glazed Windows • Good Condition Throughout • Downstairs WC • Balcony



Three Bedroom House | Available Chain Free | Off Street Parking | Gas Central Heating | Town Centre Location | Close to two Mainline Stations | Double Glazed Windows | Good Condition Throughout | Downstairs WC | Ideal for First Time Buyers | Balcony

Description

Greenaway Residential Estate Agents are delighted to welcome this unique mews style property to the sales market. The house is located in the bustling town Centre of the popular town of Edenbridge, which boasts two mainline train stations, excellent Primary Schools and a host of convenient amenities. The property benefits from courtyard parking, double glazed windows and gas central heating. The current owner is happy to leave the white goods and a stairlift (if needed).

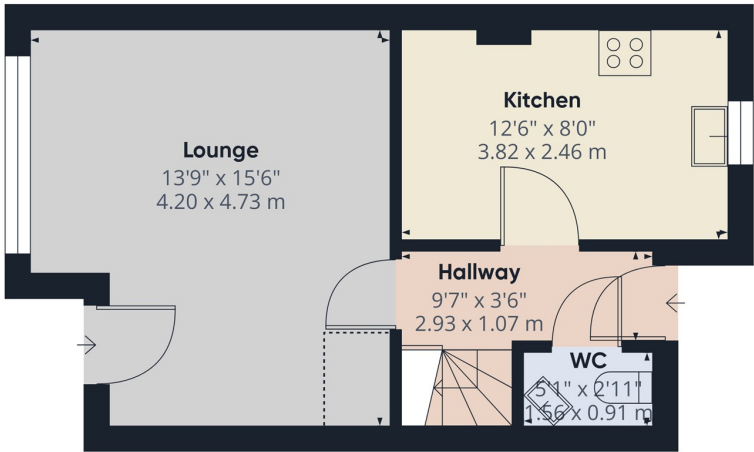
Entering the property into the hallway with doors leading to the lounge, kitchen and WC as well as access to the staircase. The lounge is a fabulous space with carpeted flooring, courtyard facing window and TV points with further door to the outside space. The kitchen comprises a range of matching base and eye level units with workspace over, sink unit overlooking the front aspect, washing machine, dishwasher, fridge/freezer and space for dining table. The WC has radiator and handwash basin. Upstairs to the landing with doors to all three bedrooms of varying size and aspect, the master with built in wardrobe and a balcony and the shower room with screened shower cubicle, vanity basin unit, low level WC and towel rail.

A viewing of this property is highly recommended to appreciate the size, standard and location. Please call one of our sales team on 01342 777 977 to arrange an appointment.

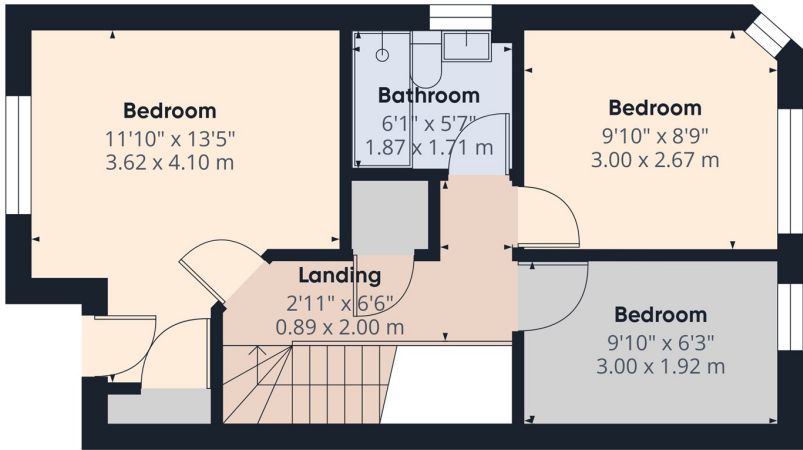
Directions

From Edenbridge Lower Station, travel on foot down The High Street. Turn Right into Lingfield Road and the property can be found on the left.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
737 ft²
68.6 m²

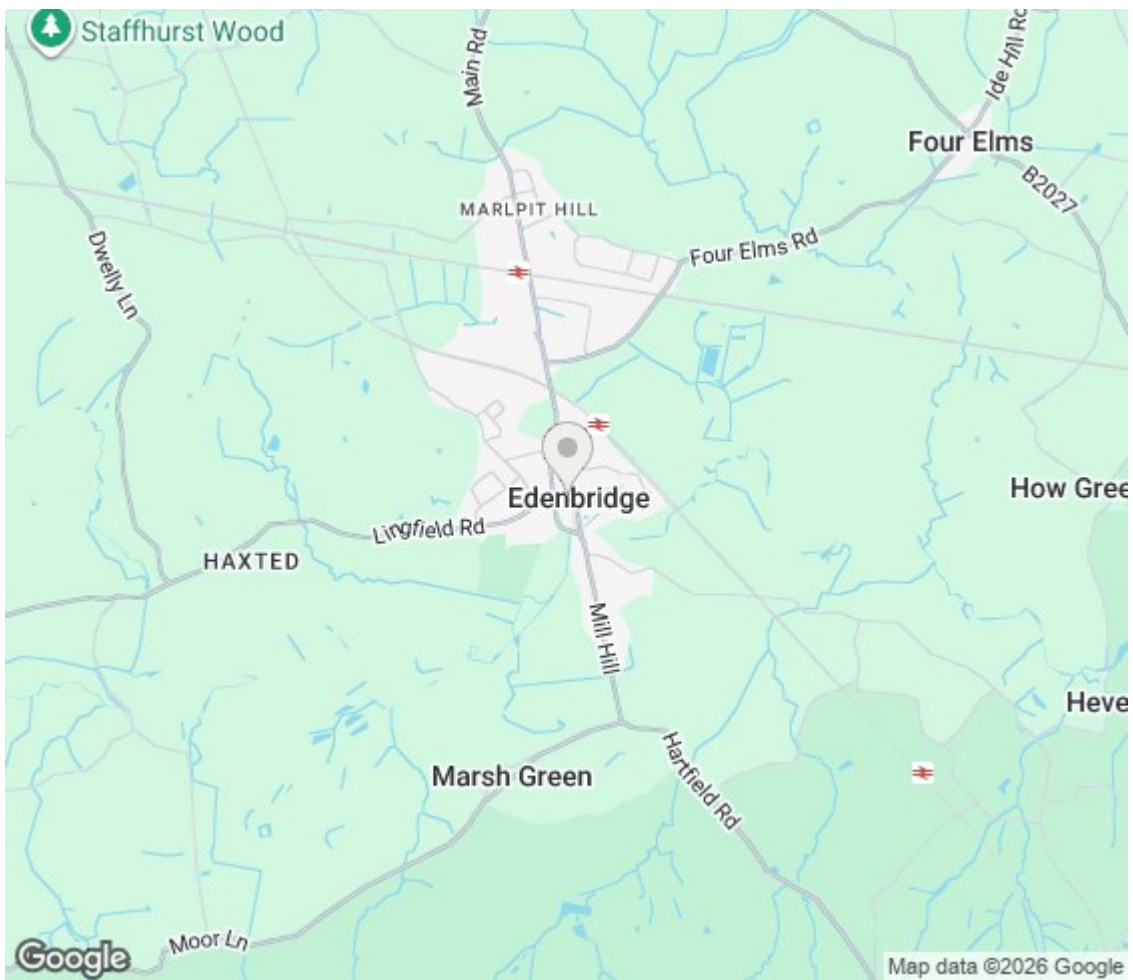
Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

EPC Rating: Awaiting EPC Council Tax Band: C C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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