



Connells

Locks Meadow
Dormansland Lingfield

Locks Meadow Dormansland Lingfield RH7 6AW

for sale offers in excess of
£550,000



Property Description

Occupying a quiet position within the highly sought-after village of Dormansland, this substantially extended three-bedroom detached family home offers approximately 120 sq m (1,292 sq ft) of beautifully presented accommodation & is available with the added benefit of no onward chain.

A standout feature of the property is the impressive 35 sq m rear extension, which has transformed the home into a superb family living & entertaining space. The heart of the home is the stunning open-plan kitchen, dining & family room, featuring vaulted ceilings, skylights & bi-fold doors opening directly onto the garden. Flooded with natural light, this exceptional room provides ample space for cooking, dining, relaxing & entertaining, whilst creating a seamless connection between the indoor & outdoor spaces.

The well-designed accommodation continues with a separate utility room and a spacious living room, offering excellent versatility for modern family life. The property has been finished to a high specification throughout, with stylish interiors & a contemporary family bathroom, allowing any purchaser to move straight in & enjoy. Upstairs, three well-proportioned bedrooms provide comfortable family accommodation.

Externally, the property is set within mature, private & beautifully landscaped wrap-around gardens, offering an ideal setting for outdoor entertaining & family enjoyment. A private

driveway & double garage provide excellent parking & storage facilities.

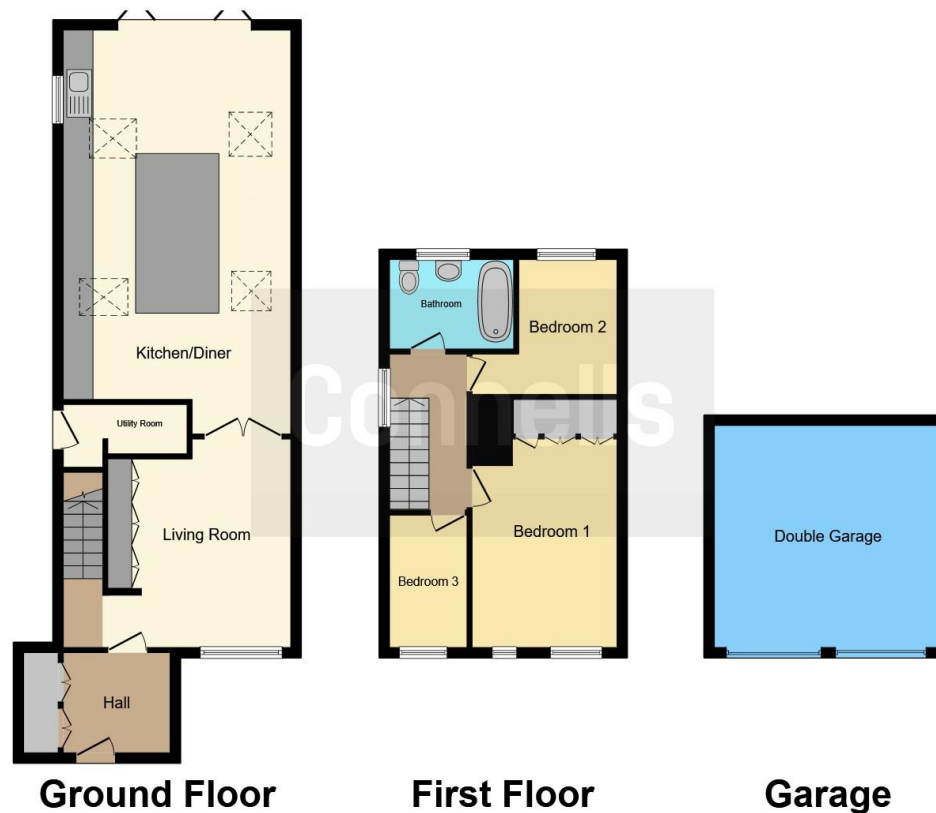
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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90 London Road
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405695



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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