



RAYNERS  
TOWN & COUNTRY

HEADLAND WAY  
LINGFIELD, SURREY



# 32 HEADLAND WAY

## LINGFIELD, SURREY, RH7 6BP

A beautifully presented and spacious 4 bedroom semi-detached house, situated in a sought after no through road, within walking distance of Lingfield Village. The property comprises spacious lounge/diner with separate fitted kitchen, downstairs cloakroom and conservatory to the ground floor. Upstairs there are three double bedrooms, one single bedroom, currently used as an office, and a modern family bathroom. The property benefits from a single garage, driveway parking and porch to the front elevation. To the rear there is a good size garden with patio, lawns and established shrub borders. The property is well placed within easy reach of picturesque Lingfield with its village pond, primary school, range of shops, village pubs, eateries and amenities and is well located for good commuter links via junction 6 of the M25, mainline train station to central London and Gatwick airport close by.

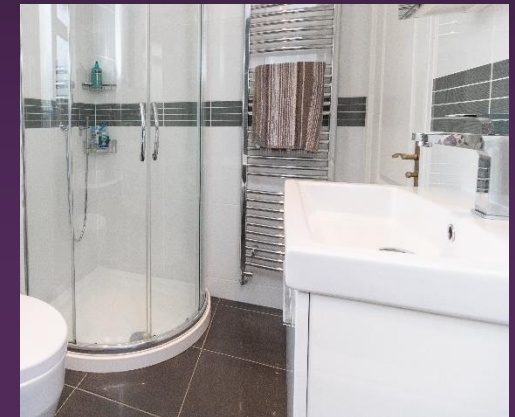
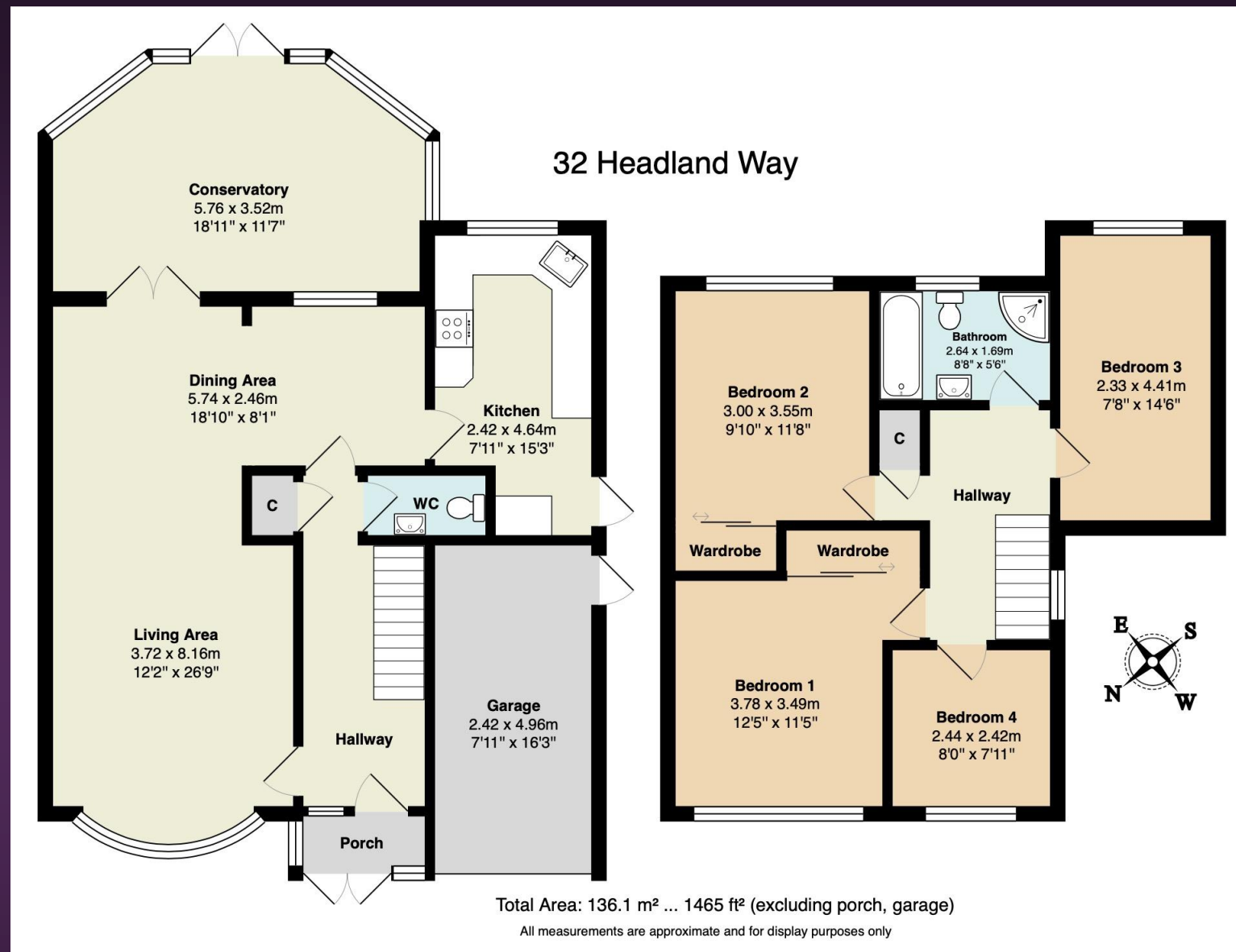






**Tenure:** Freehold **Local Authority:** Tandridge District Council **EPC Rating:** TBC

*Disclosure: This property is being sold by a relative of a staff member at Rayners Town & Country*



### VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

[www.raynersproperties.com](http://www.raynersproperties.com)

**Caterham**  
01883 347 446  
[caterham@raynersproperties.com](mailto:caterham@raynersproperties.com)

**Godstone**  
01883 744 344  
[godstone@raynerspropertes.com](mailto:godstone@raynerspropertes.com)

**Warlingham**  
01883 622 258  
[warlingham@raynerspropeprties.com](mailto:warlingham@raynerspropeprties.com)

**Lettings**  
01883 622 244  
[lettings@raynersproperties.com](mailto:lettings@raynersproperties.com)

**Land & New Homes**  
01883 744 344  
[lnh@raynersproperties.com](mailto:lnh@raynersproperties.com)

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**LINGFIELD:** This pretty and historic village can be found tucked away in the south east corner of Surrey. Lingfield is a village and civil parish in the Tandridge district of Surrey, England, approximately 23 miles (37 km) south of London. Home to the famous Lingfield Racecourse which was opened in 1890 by the Prince of Wales and now hosting over 80 meetings a year. Lingfield is very popular with commuters, with London Stations being reached in just under an hour and there are an abundance of good local schools locally.

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