



38 Hillcrest Lane, Scaynes Hill, West Sussex, RH17 7PH

Price £500,000 Freehold

Mansell McTaggart Lindfield



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TUCKED AWAY LOCATION

A detached 4 bedroom village home situated at the end of a cul-de-sac with **NO CHAIN**. Excellent potential for internal alteration and/or extension, STPP. The accommodation comprises: front door into **Entrance Hall** stairs to first floor, understairs storage cupboard and radiator. **Cloakroom** fitted suite, low level WC with concealed cistern, wash basin, cupboards, shelving, radiator and opaque front window. **Kitchen** fitted with units at eye and base level, inset oven and 4-ring electric hob, space and plumbing for washing machine, dryer and dishwasher, 1 ½ bowl single drainer sink unit with mixer tap, breakfast bar, space for tall fridge freezer, hatch to dining area, front window and side door. **Living / Dining Room** double aspect with 2 rear windows and double doors to side, 2 radiators, space for table and chairs (agent note: excellent potential to knock through to the kitchen creating a wonderful open plan kitchen diner plus put in doors separating off the sitting room).

First Floor landing: airing cupboard with shelving and loft hatch to roof space. **Bedroom 1** window to rear and radiator. **Bedroom 2** window to front and radiator.

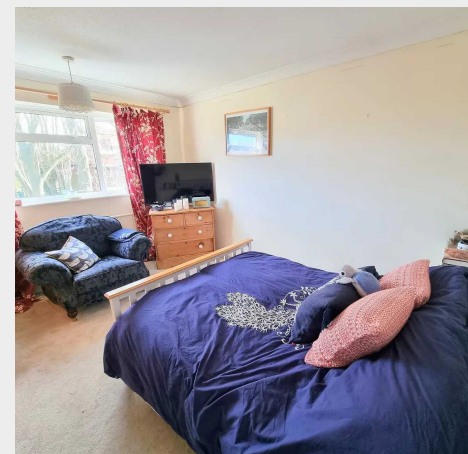
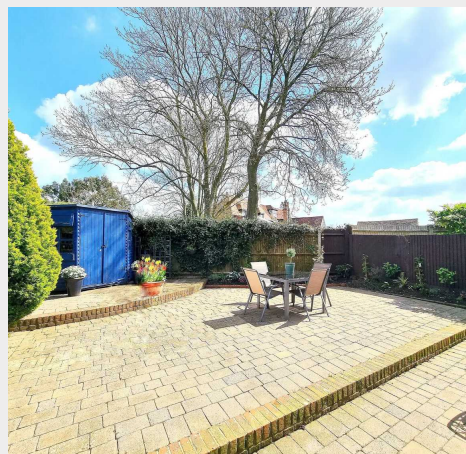
Bedroom 3 window to front and radiator. **Bedroom 4** window to rear and radiator. **Family Bathroom** coloured suite, enclosed bath, low level WC, wash basin, radiator, electric shaver point, mirror fronted medicine cabinet, tiled walls and opaque side window.



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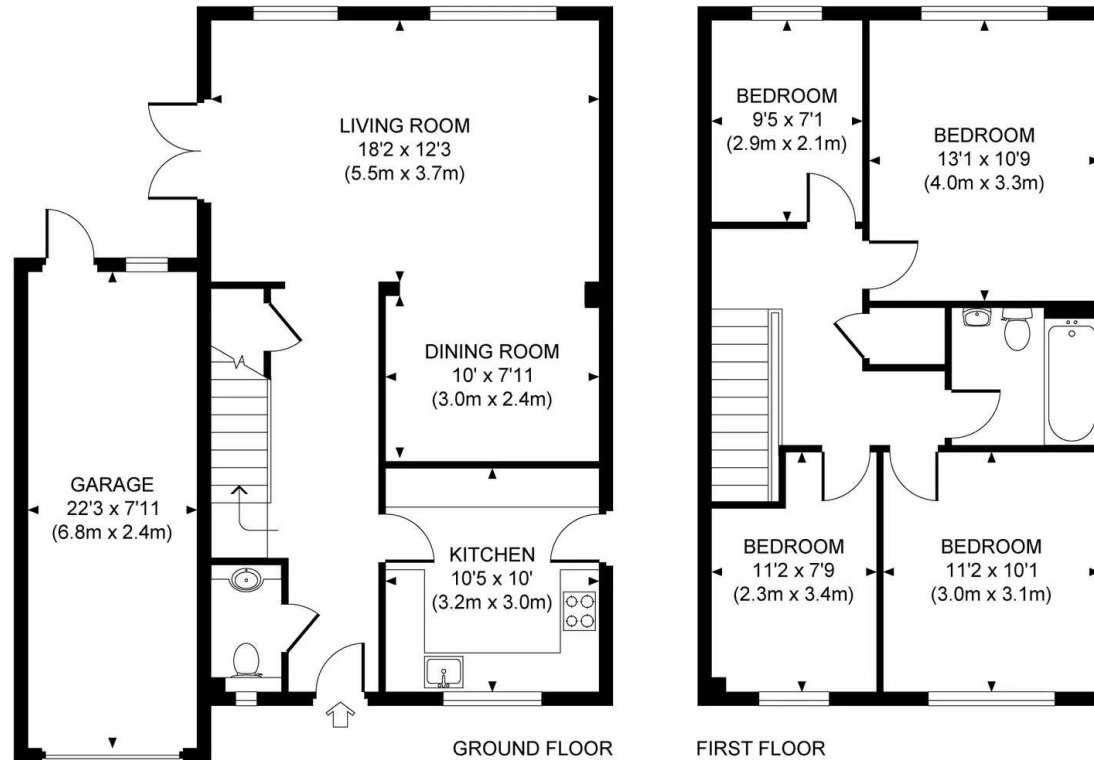
Outside: 31ft wide frontage with block paved **Private Driveway** for 2 vehicles flanked by an area of lawn (potential to enlarge driveway, if required), flower beds and water tap. Side access to the **Rear Garden** (30' deep x 32' wide) paved for ease of maintenance, lighting, timber fenced boundaries and door into the **Garage** up and over door, power and lighting, gas and electric meters, fuse board, gas fired 'Ideal Mexico' boiler with central heating controls. (note: excellent potential for garage conversion, and possibly a first floor extension above, if required and STPP).

- A tucked away 4 bedroom detached family home
- Available with No Onward Chain
- Entrance Hall + ground floor Cloakroom/WC
- Kitchen with space for domestic appliances
- Open plan double aspect Living / Dining Room
- 4 first floor bedrooms
- Family Bathroom
- Gas fired central heating to radiators + double glazed windows
- Private Driveway + adjoining Garage
- Walking distance of the village pub, shop, primary school and open countryside
- EPC rating: D and Council Tax Band: E





Approximate Gross Internal Area
1130 sq ft / 105 sq m
Approximate Gross Internal Area Outbuildings
174 sq ft / 16.2 sq m



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