



**27 Finches Park Road, Lindfield, West Sussex, RH16 2DA**

Mansell McTaggart Lindfield

Price **£775,000 Freehold**



## 27 Finches Park Road, Lindfield, RH16 2DA

**\*VIEWING VIDEO AVAILABLE UPON REQUEST\***

An extended & highly versatile 4 bedroom, 2 Bath/Shower linked-detached village family home. The accommodation comprises:

- Entrance Hall + ground floor Cloakroom/WC
- 2 Separate Sitting Rooms
- Generous Kitchen / Dining Room with integrated appliances
- Separate large Utility Room / potential to use as a Study
- First Floor landing : Principle Bedroom + En-Suite Shower Room
- Separate Family Bathroom fitted with a white suite
- Plenty of Driveway Parking + attached Single Garage
- Owned by the same family for 20 years
- Very clean and neutral decorative order throughout
- Planning Permission in place for a single storey side extension, if required (Ref: DM/21/0377)
- Highly desirable residential area
- Walking distance to the High Street, Schooling + mainline railway station
- Sunny South East facing L-Shaped Rear Garden (152' max x 65' wide max) laid to patio and substantial shaped lawns with mature and colourful plants, flowers, shrubs and trees.



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**EPC Rating: C and Council Tax Band: F**

## LOCATION

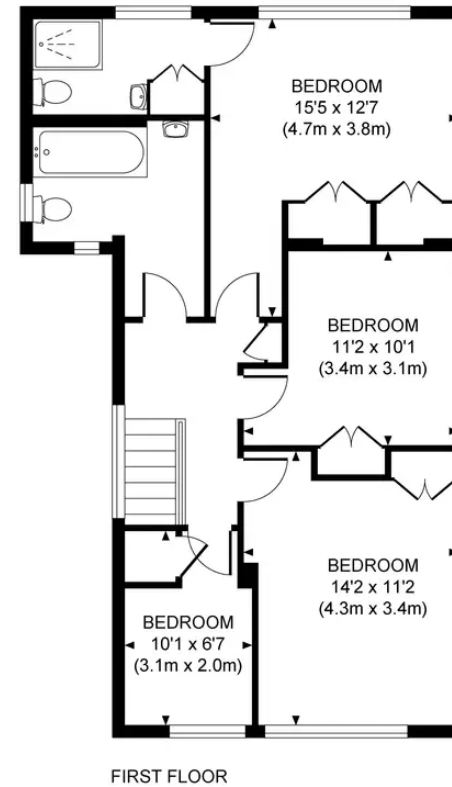
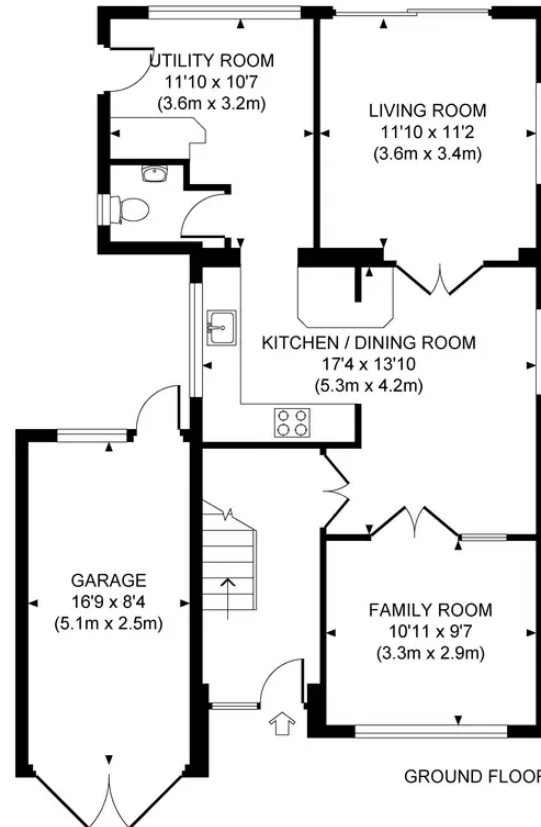
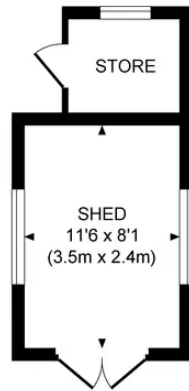
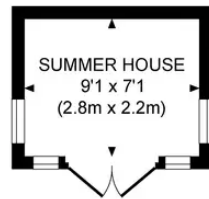
Finches Park Road is a prime village address located off Hickmans Lane with playing fields nearby and just a short walk of local pub, shops, stores, boutiques, churches, pond and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road, access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

**SCHOOLS:** Lindfield Primary School (0.7 miles) and Blackthorns Primary School (0.8 miles). Oathall Community College Secondary (0.7 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles), Ardingly College (2.1 miles)

**STATION:** Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area  
1504 sq ft / 139.7 sq m  
Approximate Gross Internal Area Outbuildings  
187 sq ft / 17.4 sq m  
Total Gross Internal Area 1691 sq ft / 157.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Estate Agents

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