



24 Saffron Close, Lindfield, West Sussex, RH16 2GG

Mansell McTaggart Lindfield

Price £425,000 Freehold



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EPC Rating: B and Council Tax Band: C

PLEASE WATCH VIEWING VIDEO

- A well presented modern 2 Bedroom semi-detached village home built by Taylor Wimpey in 2019 to 'The Ashenford' design
- Tucked away no through road location situated opposite an area of woodland
- Canopy and front door into the **Entrance Hall** with **Utility** cupboard housing gas fired boiler + space and plumbing for washing machine
- Ground floor **Cloakroom/WC** fitted with a modern white suite
- Stunning open plan double aspect **Kitchen / Dining / Sitting Room** with double doors opening onto the garden. Fitted fridge, freezer, dishwasher, power points, USB and TV aerial connections, space for dining table and chairs
- **First Floor** landing with hatch to insulated and part boarded loft space
- **Bedroom 1** with space for wardrobes and rear window
- **Bedroom 2** with built-in storage cupboard, carpenter fitted Home Office Desk and front windows
- **Family Bathroom** fitted with a modern white suite, enclosed bath, shower unit and screen, low level WC, wash basin and heated towel rail
- Small Front Garden flanked by a **Private Driveway** for 2 vehicles
- Gated access into the enclosed **Rear Garden** laid to patio, lawn and timber decking, external power points and water tap



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LOCATION

Saffron Close is situated off Blackberry Drive which is situated just off Gravelly Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common 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 the M25.

SCHOOLS

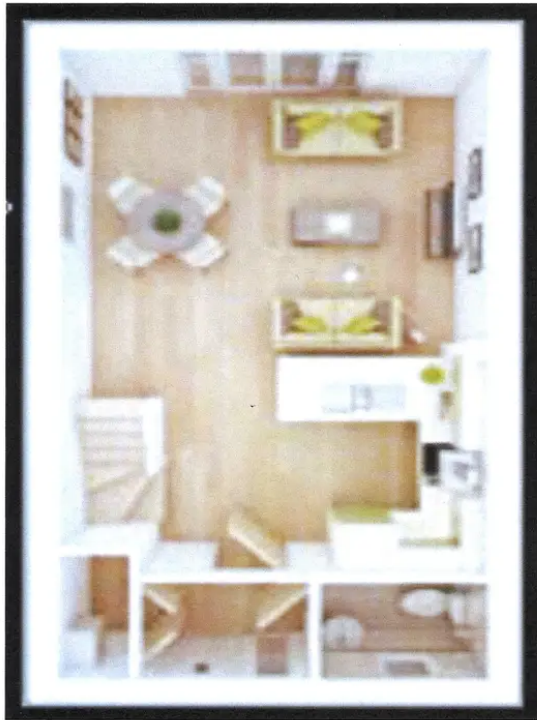
Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles).

The local area is well served by several independent schools including; Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

STATION

Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





THE ASHENFORD DESIGN

Kitchen 2.74m × 2.11m 9'0" × 6'11"

Living/Dining Area 4.31m × 4.02m 14'2" × 13'2"

Master Bedroom 4.31m × 3.27m 14'2" × 10'9"

Bedroom 2 4.31m *max* × 2.51m 14'2" *max* × 8'3"

Mansell McTaggart Estate Agents

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