



Lynton Close, East Grinstead

Guide Price £650,000 – £675,000

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Lynton Close

East Grinstead

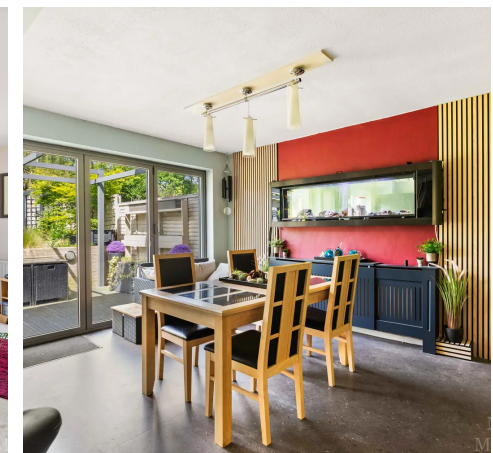
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A much improved and extended four bedroom, three bathroom detached family home which is ideally situated in a quiet cul-de-sac. The property offers versatile living space arranged over two floors totalling 1,858 Sq ft and also benefits from driveway parking and a generous rear garden.

The living space briefly comprises: entrance hall; living room with front aspect views; downstairs cloakroom with a WC and wash hand basin; extended open plan kitchen/dining room which has a range of wall and base level units, kitchen island with a breakfast bar for 2 people, Oak worktops, electric oven, 4 gas ring hob, dishwasher, microwave and Bi-fold doors to the rear garden; single bedroom with fitted wardrobes and en suite shower room which has a WC and wash hand basin; a second living room which has a gas fireplace and French doors to the garden. A utility room which has a range of wall and base level units and space for white goods completes the ground floor.

The first floor consists of a landing with an airing cupboard; master bedroom with fitted wardrobes; double guest bedroom with fitted wardrobes and loft hatch access to the partially boarded loft; a family bathroom with a WC, wash hand basin, heated towel rail, bath and shower cubicle. A further double bedroom with rear aspect views concludes the living accommodation.

- Detached family home
- Four bedrooms
- Three reception rooms





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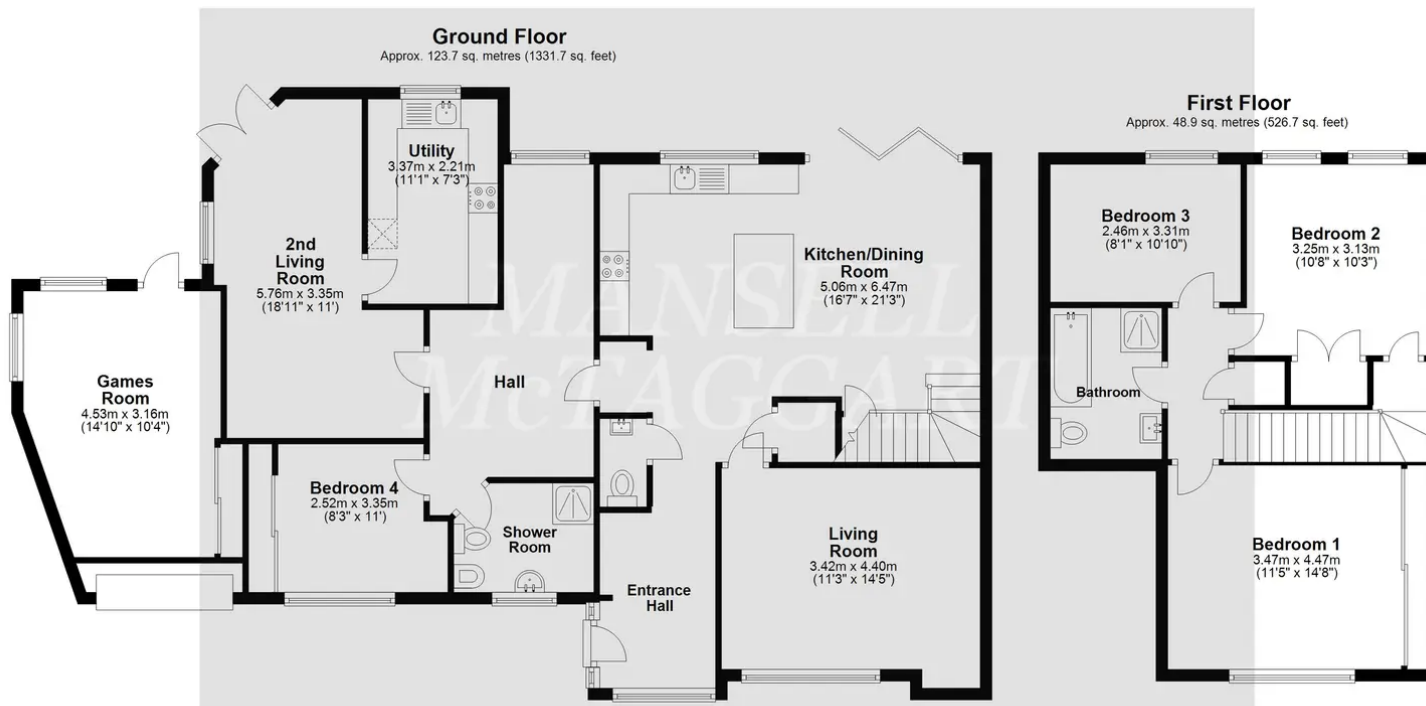
Externally the property benefits from driveway parking for a couple of cars. The majority of the garage has been converted into a garden room which has been insulated and fitted with power and lighting. The remainder of the garage now provides good storage space and can be accessed via an Electric roll up door. Gated side access leads to the rear garden which is mainly laid to lawn and has a patio seating area abutting the rear of the property. A variety of hedges, shrubs and plants provide a high level of privacy to the garden. There is also a timber shed, summer house, raised flower beds and a raised decked seating area.

Council Tax band: E

Tenure: Freehold



- Detached family home
- Four bedrooms
- Three reception rooms
- 1,858 Sq ft of versatile living space
- Extended and improved throughout
- Open plan kitchen/dining room
- Driveway parking
- Private mature rear garden
- Garden room
- 20 minute walk to East Grinstead town centre and main line train station



Total area: approx. 172.7 sq. metres (1858.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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