



Connells

Lynton Close
East Grinstead

Lynton Close East Grinstead RH19 3XE

for sale guide price
£625,000 - £650,000



Property Description

A beautiful and spacious four double bedroom detached family home, situated on a generous plot within a popular residential location in East Grinstead. The property is presented to the market in good order and offers ample accommodation for the whole family. Internally, the property comprises of an entrance porch and entrance hall with storage space. This leads onto a double aspect lounge flooded by light. There is also a spacious dining area, with leads onto the conservatory to the rear of the property. The conservatory itself has power and leads onto the rear garden. In addition to this, there is well equipped kitchen, offering ample work top and storage space, alongside space for a range of modern appliances and white goods. The ground floor is complete with a downstairs WC. On the first floor the spacious theme continues with a beautiful galleried landing with a window to the front. There is a large master bedroom to the rear overlooking the rear garden. There are three further double bedrooms, which all have built in storage space. The accommodation is complete with a larger than average bathroom with a separate bath and double width shower. Externally, there is plenty to offer, with a large and private rear garden. The garden is gated with side access and is a great size with a patio area and a large area laid to lawn with a vegetable patch. To the front, there is a driveway with off road parking for multiple cars and a garage with an electric door to the front.

Front Garden

Paved driveway with lawn area.

Entrance Porch

Storage cupboard and fitted carpet. Leading to:

Entrance Hall

Stairs leading to First Floor. Understairs cupboard, radiator and fitted carpet.

Cloakroom

With window to the side. Low level WC and wash hand basin.

Lounge

22' 4" x 11' 9" (6.81m x 3.58m)

Dual aspect with windows to the front and rear. TV point, telephone point, radiator, power points and fitted carpet.

Dining Room

16' 6" x 11' 8" (5.03m x 3.56m)

With patio doors to the rear. Radiator, power points and fitted carpet.

Kitchen

15' x 9' 6" (4.57m x 2.90m)

With window to the rear and door to the side. Range of wall and base units with work tops over, incorporating stainless steel sink and drainer. Eye-level electric oven, electric hob and extractor over. Space for fridge freezer. Built-in dishwasher. Wall mounted boiler. Part-tiled walls, power points and laminate flooring.

Conservatory

8' 2" x 13' 5" (2.49m x 4.09m)

With windows to the side and windows and door to the rear. Power points and tiled floor.

Galleried Landing

With doors to all rooms and window to the front. Storage cupboard, access to the loft, power points and fitted carpet.

Bedroom 1

13' 9" x 11' 9" (4.19m x 3.58m)

With window to the rear. Radiator, power points and fitted carpet.

Bedroom 2

11' 9" x 12' 8" (3.58m x 3.86m)

With window to the rear. Cupboard, radiator, power points and fitted carpet.

Bedroom 3

10' 9" x 9' 6" (3.28m x 2.90m)

With window to the rear. Built-in wardrobe. Radiator, power points and fitted carpet.

Bedroom 4

8' 3" x 11' 9" (2.51m x 3.58m)

With window to the front. Cupboard, radiator, power points and fitted carpet.

Bathroom

With window to the side. Suite comprising low level WC, wash hand basin and vanity unit. Panelled bath with mixer tap and shower attachment. Double walk-in shower unit with shower over. Radiator, tiled walls and floor.

Rear Garden

With fenced boundaries and side access. Laid to lawn with patio area and borders of mature shrubs and bushes. Greenhouse and large vegetable patch.

Parking

Driveway to the front with room for 3-4 cars.

Garage/Utility

With electric door and window to the side. Utility area with a range of wall and base units with work top over, incorporating stainless steel sink and drainer. Plumbing for washing machine and tumble dryer.









Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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