



**Connells**

Cottenhams  
Blindley Heath Lingfield



## Property Description

Connells are pleased to bring to the market this stunning four-bedroom family home, situated in the pleasant residential location of Blindley Heath. The property has been extended to the rear and offers versatile and spacious accommodation for the whole family. Internally, the property comprises of an entrance hall, leading through to the lounge at the front of the property. To the rear of the property is a stunning open plan space. There is an upgraded kitchen, with a range of built in appliances and a feature island creating an ideal area to host and entertain. The kitchen is open plan and leads nicely to dining area and a family room with bi-folding doors to the rear, flooding the room with light and ideal for summer! There is also under floor heating, making it an ideal space all year round. The ground floor also boasts a utility room with further space for a range of modern appliances and a convenient WC. On the first floor, the property benefits from a master bedroom to the rear with built in wardrobes. There are two further double bedrooms positioned at the front, and a good sized fourth bedroom, ideal as a home office or children's bedroom. The property uniquely offers two family bathrooms, both recently upgraded one boasts a double width walk in shower and the other with bath and shower facilities. Externally, there is a well-presented rear garden laid to lawn with a patio area, whilst to the front, there is a driveway and garage. **INTERNAL VIEWING IS HIGHLY ADVISED!**

## Front

Driveway to side, with a pebbled frontage and path to door.

## Entrance Hall

Window to front, coat hanging space, stairs to first floor and laminate flooring.

## Lounge

12' x 14' 5" ( 3.66m x 4.39m )

Window to front, under stairs storage cupboard, TV point, laminate flooring, power points and radiator.

## Kitchen/ Breakfast Room

A range of base and wall mounted units, sink and drainer with mixer taps. Electric eye level oven, and electric hob. Built in fridge freezer and dish washer. Bar area, laminate flooring and power points.

## Family Room

Bi- Folding doors to rear and sky light above. Under floor heating, laminate flooring and power points.

## Utility Room

8' 3" x 9' 10" ( 2.51m x 3.00m )

A range of base and wall mounted units. Space for fridge freezer and plumbing for washing machine. Wall mounted boiler, and power points.

## W/C

Low level WC & wash hand basin.

## First Floor Landing

Door to all rooms, loft access and fitted carpet.

## Bedroom One

8' 10" x 13' 5" ( 2.69m x 4.09m )

Windows to rear, built in wardrobes and storage cupboard, fitted carpet, power points and radiator.

## Bedroom Two

12' 8" x 11' 8" ( 3.86m x 3.56m )

Window to front, fitted carpet, power points and radiator.

## Bedroom Three

8' 10" x 13' 5" MAX ( 2.69m x 4.09m MAX )

Window to front, built in wardrobes and sliding mirrored doors, fitted carpet, power points and radiator.

## Bedroom Four

9' 3" x 8' 4" ( 2.82m x 2.54m )

Window to rear, fitted carpet, power points and radiator.

## Family Bathroom

Window to rear. Low level WC, wash hand basin and vanity unit. Double width walk in shower unit with shower unit overhead. Heated towel rail. Laminate flooring and part tiled walls.

## Family Bathroom Two

Window to side. Low level WC, wash hand basin, vanity unit and heated towel rail. Panelled bath with mixer taps and vanity screen and shower overhead. Laminate flooring, and part tiled walls.

## Rear Garden

Enclose by fences. Laid to lawn with patio area, and garden shed.

## Garage

Up and over door to front. Rear door to utility area

## Parking

Driveway to front.

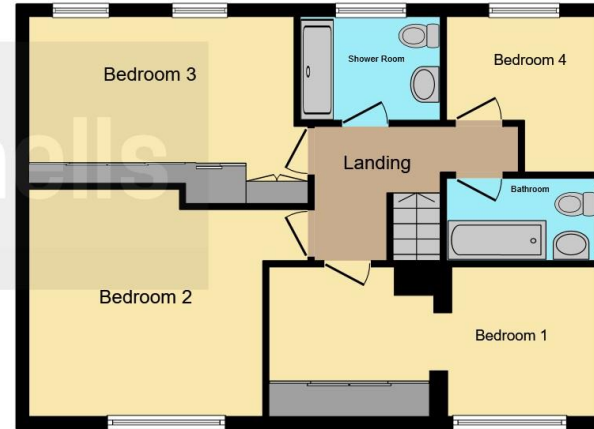








**Ground Floor**



**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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

**EPC Rating: D**

**view this property online [connells.co.uk/Property/EGR404658](http://connells.co.uk/Property/EGR404658)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR404658 - 0003