



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Lingfield Road, East Grinstead

Guide Price £400,000



Guide Price - £400,000 to £425,000.

Hunters are delighted to present this beautifully presented, two bedroom, period property to the sales market. Stylishly and sympathetically decorated by the current owner and with many original features, this house is the perfect blend of old and new.

A side gate leads to the main door of the property and once inside you have reception room options both right and left. To one side you will find a spacious, yet cosy living room, complete with a bay window and fabulous open fireplace. whilst to the other is a light and welcoming dining room, which in turn leads to a stylish, country style kitchen with all the appliances and workspace you could need.

Upstairs the tasteful theme continues with original floorboards throughout, two delightful bedrooms and a simply stunning bathroom with a roll top bath, feature tiling and traditional style WC and basin. A gorgeous space to unwind and relax.

Externally this property does not disappoint either. The oasis of a garden can be accessed via the main or kitchen doors. Offering areas of hard standing, lawn and mature borders this really is a carefully crafted space. To the rear of the garden is a summer house whilst providing welcome shade and a lovely focal feature is a mature olive tree.

Perfectly located for schools, town centre amenities and the train station, all of which are easily walkable, this property also has the potential to extend subject to the usual planning consents. Call Hunters to arrange your viewing.





## KEY FEATURES

- TWO BEDROOM HOUSE
  - SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- LIVING AND DINING ROOMS
  - COUNTRY KITCHEN
  - STUNNING BATHROOM
  - PERIOD FEATURES
  - GORGEOUS GARDEN
- GUIDE PRICE - £400,000 TO £425,000



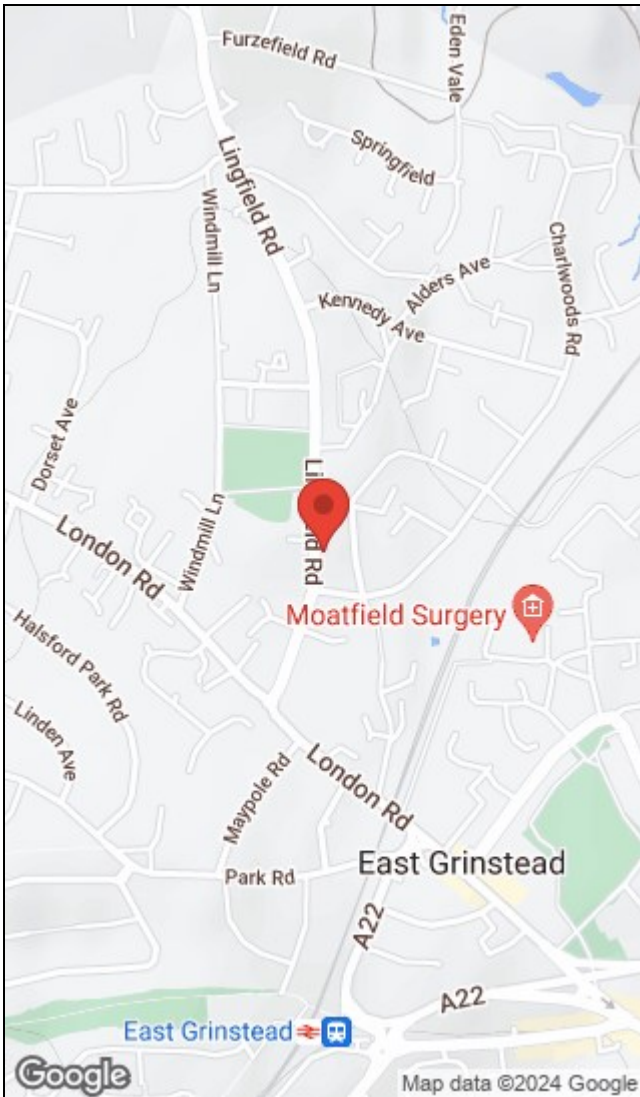
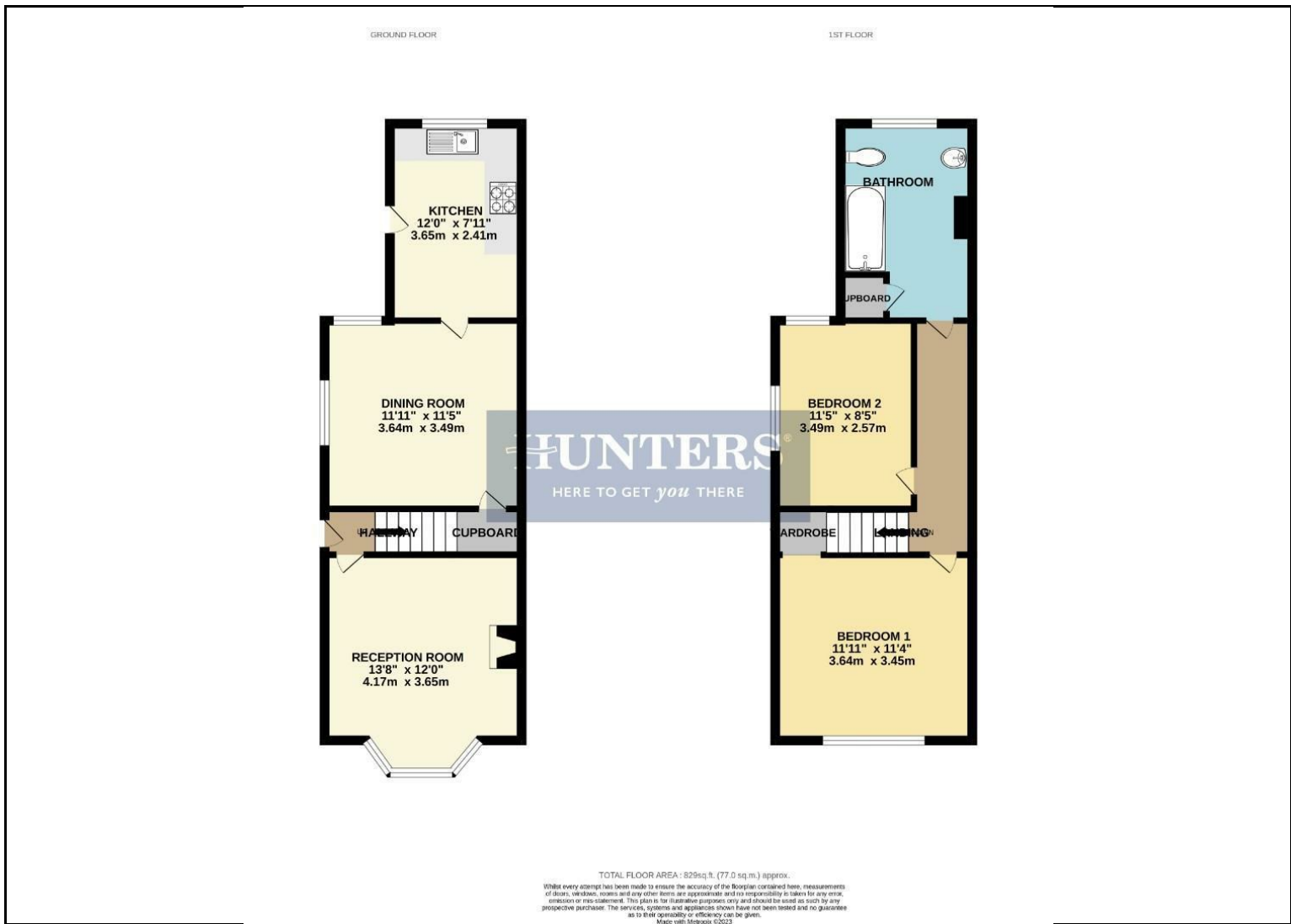












Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>82</b>	
		<b>40</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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