



61 Meadow Lane, Lindfield, West Sussex, RH16 2RL

Mansell McTaggart Lindfield



Price £635,000 Freehold



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EPC Rating: D and Council Tax Band: E

An extended and tucked away 3 bedroom semi-detached village home situated in a highly sought after private road location. The accommodation comprises:

- Entrance Porch + **Reception Hall** stairs to first floor and storage cupboard.
- **Cloakroom/WC** (1992) fitted with a white suite.
- **Kitchen** re-fitted in 2019 fitted range of units at eye and base level, 5-ring gas hob, space and plumbing for washing machine and dryer, pull out larder, integral fridge, freezer and dishwasher. Cupboard housing 'Worcester Greenstar' gas boiler + side stable door
- Open plan extended **Sitting / Dining Room** with feature open fire, space for sofas, study area, table / chairs + 2 sets of sliding doors onto the rear garden
- **First Floor** landing with airing cupboard and loft hatch (ladder, lighting, insulation)
- **3 Bedrooms** (2 with built-in wardrobes)
- **Shower Room** re-fitted in 2019 with a modern white/grey suite, tiled shower cubicle, low level WC, wash basin, cupboards / drawers, heated towel rail and opaque front window
- Gas central heating to radiators and double glazing
- Potential for further extension / loft conversion (STPP)
- Walking distance to village Common, Schooling, High Street and Railway Station



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Private Driveway block paved with space for several vehicles (frontage: 24' deep x 28' wide). Side access leads down to the detached **Garage** up and over door, power, lighting and personal door into the **160' x 40' South East facing Rear Garden** laid to paved patio, an expanse of shaped lawns, mature and colourful plants, flowers, shrubs and trees. Shed and greenhouse.

LOCATION - Lindfield village lies to the North / East of Haywards Heath, stands on the upper reaches of the River Ouse. The property is situated within convenient walking distance of the High Street, common, pond, schools and mainline station. Meadow Lane is a private cul-de-sac tucked away off Backwoods Lane which runs between Black Hill and Appledore Gardens on the southern side of the village. 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 M25.

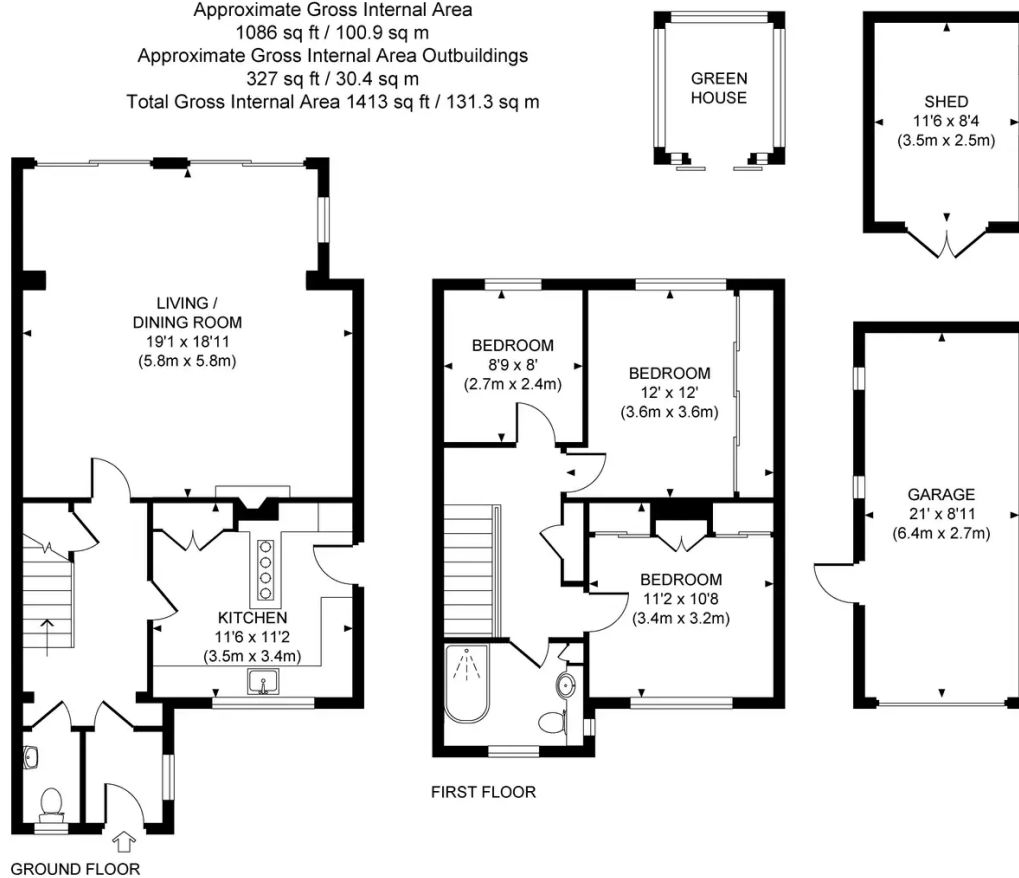
SCHOOLS - Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.8 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several independent schools including: Great Walstead (1.8 miles) and Ardingly College (3 miles).

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).





Approximate Gross Internal Area
1086 sq ft / 100.9 sq m
Approximate Gross Internal Area Outbuildings
327 sq ft / 30.4 sq m
Total Gross Internal Area 1413 sq ft / 131.3 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Estate Agents

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