



**19 Finches Gardens, Lindfield, West Sussex, RH16 2PA**

**Guide Price £650,000 Freehold**

**Mansell McTaggart Lindfield**



# 19 Finches Gardens, Lindfield, West Sussex, RH16 2PA

## \*PLEASE WATCH VIEWING VIDEO\*

An amazing spacious family home. Tucked away and extended 5 Bedroom, 2 Bath/Shower Room, end of terrace house. Stunning, bright aspect with views over open countryside and woods. Superb potential for loft development.

- Private Corner Plot. 1,672 sq ft of accommodation
- Superb loft space (currently boarded + potential stair access), side window + great views and potential. Space for 2 bedrooms + bathroom or Studio/Play Space (subject to any consent)
- Easy walking distance to picturesque High Street, highly regarded Schools, village Common, Pond and mainline Railway Station
- **Reception Hall** - storage cupboards, stairs to first floor and herringbone wood block flooring
- **Cloakroom/Shower Room** fitted with a white suite, low level WC, wash basin and tiled cubicle
- **Kitchen / Breakfast Room** fitted with extensive units, space and plumbing for domestic appliances, fitted oven/grill, 4-ring electric hob, integral AEG dishwasher + space for table / chairs
- Generous double aspect **Sitting Room** with wood block flooring and sliding doors to garden
- Spacious **Dining Room** with French doors to rear garden and return door to hall
- **5 First Floor Bedrooms** (4 Doubles + 1 Single)
- Separate white **Family Bathroom**
- **Corner Plot** paved patios, expanse of lawn, mature plants, flowers, shrubs and trees
- **NO CHAIN** + Gas central heating + uPVC double glazing + **Garage** in nearby block



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**EPC Rating: C and Council Tax Band: D**

## LOCATION

Finches Gardens is located off Hickmans Lane and is only a short walk from Lindfield's picturesque village High Street with its range of shops, stores, boutiques, churches, landmark pond, common and historic properties. Lovely country walks from the door step

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.

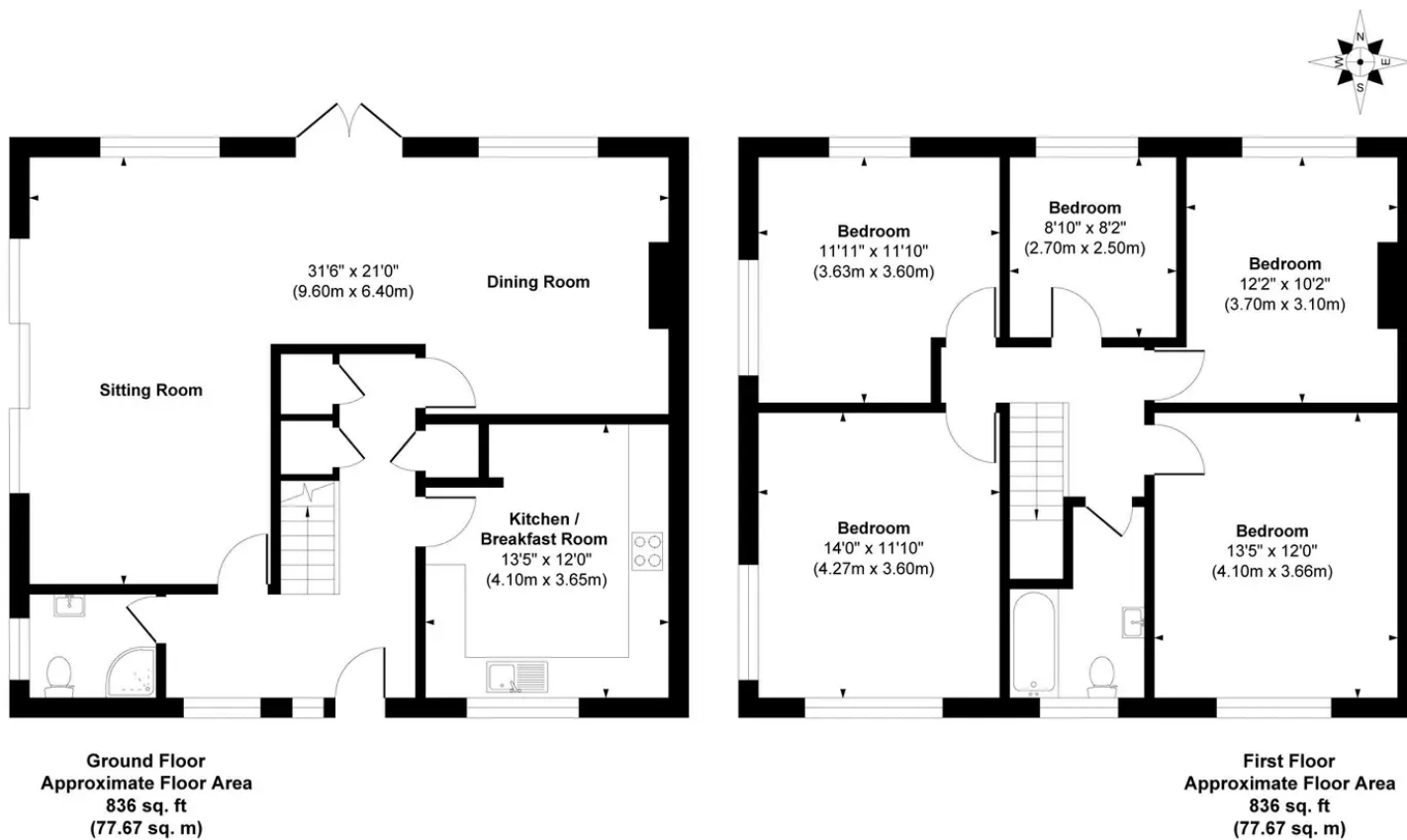
## SCHOOLS

Lindfield Primary (0.9 miles), Blackthorns Primary (1 mile), Oathall Community College (1 mile). The local area is well served by several independent schools including Great Walstead (2 miles) and Ardingly College(2.4 miles)

## STATION

Haywards Heath mainline railway station (1.4miles) offers fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





**Approx. Gross Internal Floor Area 1672 sq. ft / 155.34 sq. m**

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## Mansell McTaggart Estate Agents

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