



2 Lawrie Lane, Lindfield, West Sussex, RH16 2SG

Mansell McTaggart Lindfield



Guide Price **£615,000** Freehold

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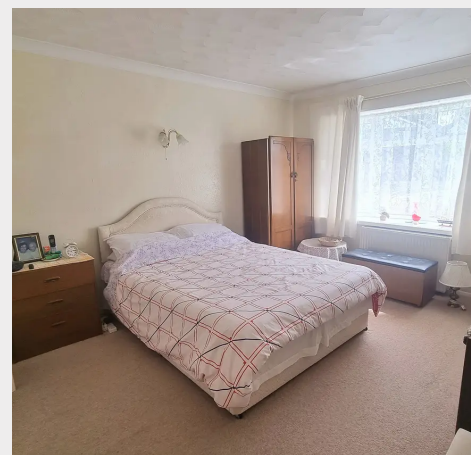
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PLEASE WATCH VIEWING VIDEO

A tucked away 3 bedroom detached bungalow situated on a generous private plot offered for sale with NO ONWARD CHAIN. This excellent bungalow offers plenty of potential for alteration and/or extension, if required (STPP).

The accommodation comprises: side **Entrance Canopy**, front door into the spacious T-shaped **Reception Hall** with telephone point, radiator and hatch to insulated loft space. **2 Bay fronted Double Bedrooms** both with double width built-in wardrobes and a good sized **3rd Bedroom** with storage and side window. Double aspect **Sitting Room** with side window and fireplace, sliding doors into the adjoining **Sun Room** with side door to patio and door into garage. **Kitchen** overlooking the rear garden fitted with a range of units at eye and base level, space for domestic appliances, breakfast bar, 4-ring 'Bosch' hob with 'Neff' oven below, single drainer sink unit, radiator and side door. **Family Bathroom** fitted with an 'Armitage Shanks' coloured suite, enclosed bath, mixer tap, low level WC, wash basin, radiator, opaque side window, 2 mirror fronted medicine cabinets, light and airing cupboard (hot water cylinder / shelving).

Benefits include: Gas fired central heating to radiators and uPVC double glazed windows.



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EPC Rating: D and Council Tax Band: F

Outside - to the front / side is the **50' Private Driveway** space for several vehicles leading to the attached **Garage** electric roller door, power, lighting and rear window. Lawned **Front Garden** with access on both sides of the house to the 38' deep x 56' wide **Rear Garden** shaped lawns, mature and colourful plants, flowers and shrubs, garden Shed/Workshop plus fenced boundaries.

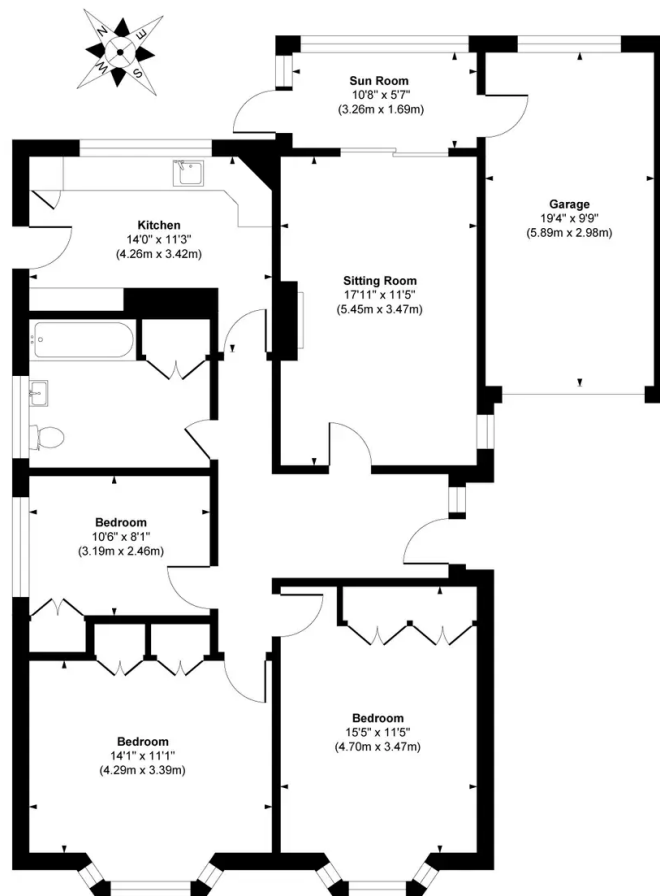
LOCATION - Lawrie Lane is located off William Allen Lane on the village outskirts with the picturesque tree-lined High Street only 1 mile distant with traditional shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports and leisure groups plus societies 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 the M25.

SCHOOLS - Lindfield Primary School (1 mile), Blackthorns Primary School (1.5 miles) and Oathall Community College Secondary School (1.5 miles). The local area is well served by several independent schools including: Great Walstead (1.5 miles) and Ardingly College (3.5 miles).

STATION - Haywards Heath mainline railway station (1.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approx. Gross Internal Floor Area 1316 sq. ft / 122.30 sq. m(Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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