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Lingfield Road, East Grinstead

Guide Price £1,000,000 – £1,100,000

**MANSELL
McTAGGART**
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A well presented and substantial, Edwardian four bedroom family home, which is ideally located within walking distance of local schools, amenities and the mainline train station. The property has been extended to provide approximately 2715 sq ft of well planned living accommodation, whilst still retaining a number of original period features. Further benefits include driveway parking and a mature easterly aspect rear garden.

The accommodation briefly comprises: entrance porch; reception hall with an understairs cupboard; dining room with a bay window to the front and a feature fireplace; study with a front aspect; living room with a bay window to the rear, a log burner and French doors opening onto the garden; fitted kitchen with a range of wall and base units, Quartz worktops, stacked electric ovens, a five-ring gas hob, breakfast bar and integrated dishwasher; utility room with a larder, plumbing for a washing machine and tumble dryer, and a door to the garden. A downstairs cloakroom with a WC and wash hand basin completes the ground floor.

The first floor comprises a landing with loft access via a ladder to the partially boarded loft; principal bedroom with a feature fireplace and an en suite shower room comprising a shower, WC and wash hand basin; double guest bedroom with a dressing room; further double bedroom with a front aspect; family bathroom with a bath and shower attachment, WC, wash hand basin, airing cupboard and storage cupboard. A generous single bedroom with a rear aspect views completes the accommodation.





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Externally, the property benefits from a gated driveway providing parking for two cars, with additional on-street parking available. Gated side access leads to the predominantly laid to lawn, easterly aspect rear garden, which features a patio seating area abutting the rear of the property. The mature garden is a particular feature of this home, and boasts well-established borders, mature trees and shrubs which provides a good degree of privacy. The property also benefits from a large cellar, offering over 700 sq ft of versatile basement space with excellent storage potential.

Council Tax band: G

Tenure: Freehold

- Edwardian detached family home
- Four bedrooms
- En suite to master bedroom
- 2715 Sq ft of living space
- Three reception rooms
- Original period features throughout
- Mature east-facing private garden
- Gated driveway parking
- Large 700+ sq ft cellar/storage space
- Clos proximity to schools, amenities and mainline train station





Total area: approx. 252.2 sq. metres (2714.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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