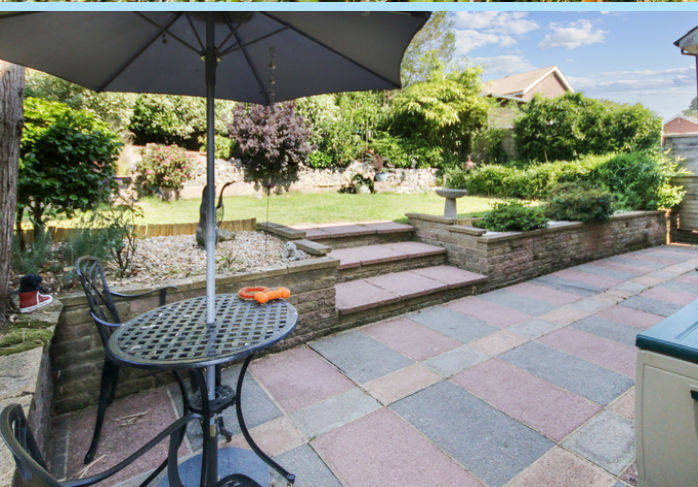


Guide Price:  
£630,000

£600,000

Garnham  
**H** Bewley

15 Lynton Park Avenue, East Grinstead



- Detached Family Home
- Four Bedrooms
- Lounge and Dining Room
- Kitchen and Downstairs W.C.
- Family Bathroom
- Stunning Garden
- Double Garage & Driveway
- Popular Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



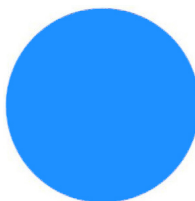


## 15 Lynton Park Avenue, East Grinstead, West Sussex RH19 3XA

Guide Price £600,000 to £630,000. Garnham H Bewley are pleased to present to the market this detached four bedroom house in a sought after area of East Grinstead offering generous living accommodation including four spacious and light bedrooms, an extended lounge, kitchen/breakfast room and separate dining room. The outside benefits from a large double garage, ample off road parking and a secluded rear garden. There is good potential to further extend subject to planning permission.

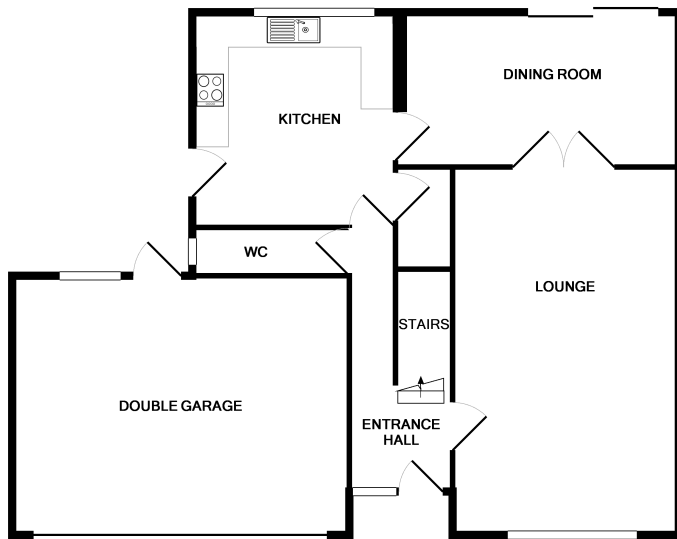
The ground floor has a spacious entrance hall, cloakroom, kitchen/breakfast room with fitted appliances leading to a separate dining room and generous extended lounge. Upstairs, there are four bedrooms, two with built in double wardrobes, family bathroom and access to a large loft area. Through the dining room there are sliding doors to the outside patio area and rear garden and side patio access to the double garage.

Lynton Park Avenue is in a popular residential area within easy reach of many local amenities including the historic high street of East Grinstead, local fitness centre and swimming pool and comprehensive range of shops and facilities. The house is located within a short walking distance of East Court fields and park. Popular primary and secondary schools are within 0.6 miles. East Grinstead is a growing town surrounded by beautiful countryside with direct rail links to London and the M23 is nearby.

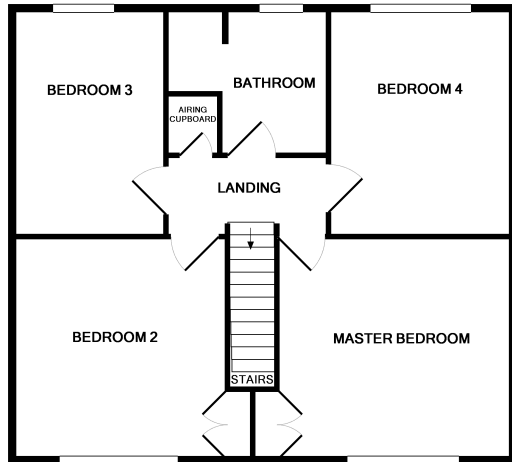


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# Accommodation



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ground Floor Entrance Hall

## Downstairs W.C.

## Kitchen

12' 6" x 11' 5" (3.81m x 3.48m)

## Dining Room

13' 11" x 8' 7" (4.24m x 2.62m)

## Lounge

20' 8" x 11' 5" (6.30m x 3.48m)

## First Floor Landing

## Main Bedroom

12' 0" x 10' 9" (3.66m x 3.28m)

## Bedroom 2

11' 6" x 11' 0" (3.51m x 3.35m)

## Bedroom 3

11' 4" x 8' 2" (3.45m x 2.49m)

## Bedroom 4

11' 0" x 8' 8" (3.35m x 2.64m)

## Family Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)

## Outside Garden

## Double Garage

17' 6" x 16' 11" (5.33m x 5.16m)

## Driveway



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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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