

Price

£650,000

Garnham
H Bewley

32 Lynton Park Avenue, East Grinstead



- Four Bedroom Detached Family Home
- Spacious Lounge
- Dining Room
- Downstairs Cloakroom
- Kitchen / Breakfast Room
- Family Bathroom
- Driveway and Double Garage

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



32 Lynton Park Avenue, East Grinstead, West Sussex RH19 3XB

Garnham H Bewley are delighted to offer for sale this wonderful and spacious four bedroom extended detached family home enjoying a wonderful size plot with a southerly facing rear garden. The property has the luxury of ample driveway parking and a double garage.

The ground floor accommodation consists of entrance porch leading through to an inviting reception hall with a large storage cupboard and stairs to the first floor landing. The kitchen/breakfast room is fitted in a comprehensive range of wall and base level units with inset sink/drainage, built in double oven, four ring gas hob with cooker hood over, space for kitchen appliances, large window to the rear aspect, door to the garden and under stair storage. The spacious lounge enjoys a wonderful aspect over the private rear garden and has patio sliding doors out onto the patio. There is a feature fireplace within the lounge and double doors through to the great size dining room. The downstairs has the benefit of a separate W.C.

The first floor accommodation consists of a delightful master bedroom with a range of fitted furniture and a large window to the front aspect providing plenty of light. Bedroom two is situated to the front aspect and has built in double wardrobes over the stairs and a separate wash hand basin. Bedroom three and bedroom four both enjoy a delightful view over the rear garden. The family bathroom is fitted with a panelled enclosed bath with shower over, low level W.C, wash hand basin, part tiled walls and a window to the rear aspect.

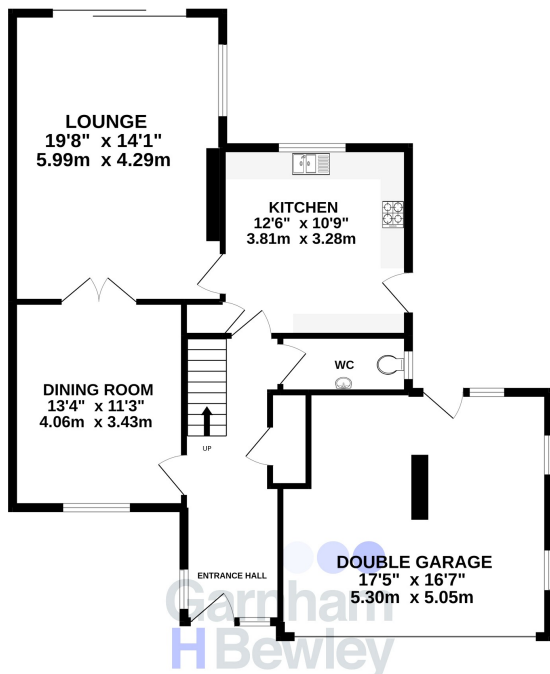
Outside, to the front aspect has been beautifully landscaped with ample driveway parking, side access to the rear and a large double garage with power, light, windows and a door to the rear. The delightful private rear garden has a large expanse of lawn with a great sized patio providing plenty of room for entertaining and a covered area ideal for drying washing.



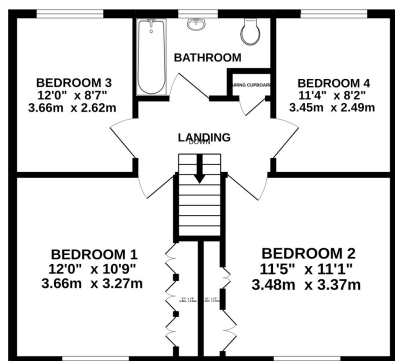
Welcome
Home



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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Entrance Porch**Reception Hall****Downstairs W.C.****Lounge**

19' 8" x 14' 1" (5.99m x 4.29m)

Kitchen

12' 6" x 10' 9" (3.81m x 3.28m)

Dining Room

13' 4" x 11' 3" (4.06m x 3.43m)

First Floor**Master Bedroom**

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

Bedroom 2

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom 3

11' 0" x 8' 7" (3.35m x 2.62m)

Bedroom 4

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

Family Bathroom**Driveway****Double Garage**

17' 5" x 16' 7" (5.31m x 5.05m)



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Nearest Railway Stations
East Grinstead 1.0 miles
Dormans Station 1.5 miles
Lingfield Station 2.9 mil

East Grinstead 01342 410227

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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