

Crane & Co



Price Guide

£425,000 - £465,000

Lynton, Maynards Green, East Sussex TN21 0DD

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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A stunning 4 bedroom detached non estate family home. This lovely home has that all important feeling of space and charm with 2 reception rooms plus the kitchen/dining room that leads out to the garden. Outside the garden is just as impressive as the inside, with a large expanse of lawn ideal for the children or dogs as well as various alfresco and sun bathing areas to capture the summer rays. With the accommodation spanning over 3 floors, the master bedroom being the only room at the top of the house - a tranquil haven for the parents! 3 further double bedrooms, 2 reception rooms, utility room and open fires are just a few things that really make this home stand out. For Sunday walks, you can access the Cuckoo Trail just down the road and stop off for lunch along the way at some of the many village pubs. There is on street parking in the surrounding lanes and the primary school is just a few steps away making the school run a breeze. If you're looking for the perfect non estate family home then this home is truly the one!

Main Features

- Detached Family Home
- 4 Bedrooms & Master En-suite Shower Room
- Lovely Private Garden
- Non Estate Location
- Street Parking
- 2 Reception Rooms
- Maynards Green Community Primary School A Few Steps Away
- Utility Room & Cloakroom
- CloseTo The Cuckoo Trail

Room Sizes

Entrance Hall
Family Room - 13' 3" x 12' 1"
Living Room - 17' 5" x 10' 10"
Kitchen/Dining Room - 14' 5" x 12' 1"
Utility Room
Cloakroom
First Floor Landing
Bedroom 2 - 12' 1" x 11' 11"
Bedroom 3 - 12' 3" x 11' 0"
Bedroom 4 - 11' 11" x 10' 4"
Bathroom
En-suite Shower Room
Second Floor
Bedroom 1 - 21' 10" x 8' 8"
Outside
Front Garden
Rear Garden

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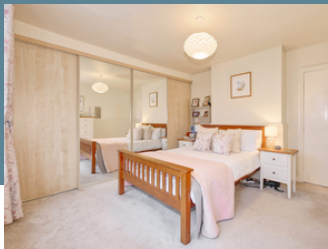




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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