

£475,000

Offers in Region
Of

Garnham
H Bewley

31 Lynton Park Avenue, East Grinstead

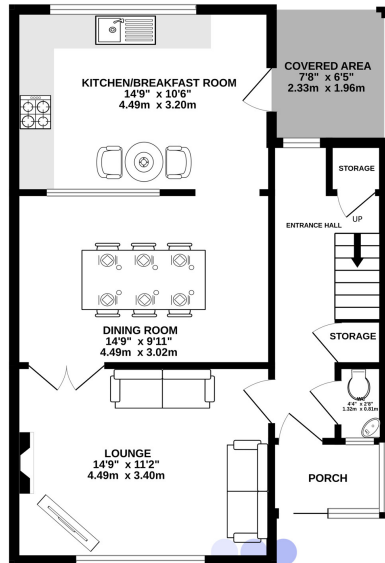


- Detached Family Home
- Three Bedrooms
- Extended Kitchen/Breakfast Room
- Spacious Lounge
- Downstairs Cloakroom
- Detached Garage
- Close To Both Town & Schools
- No Onward Chain

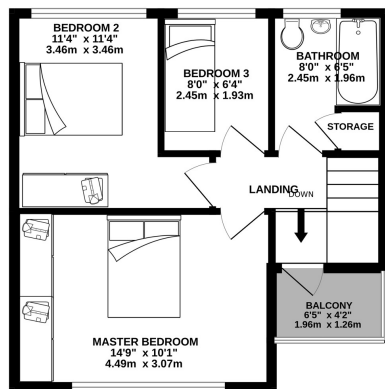
For further information contact Garnham H Bewley:

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

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

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.
Made with Metronix C7022

Accommodation

Ground Floor

Porch

Entrance Hallway

Lounge

14' 9" x 11' 2" (4.50m x 3.40m)

Dining Room

14' 9" x 9' 11" (4.50m x 3.02m)

Kitchen / Breakfast Room

14' 9" x 10' 6" (4.50m x 3.20m)

Downstairs WC

4' 4" x 2' 8" (1.32m x 0.81m)

First Floor

Master Bedroom

14' 9" x 10' 1" (4.50m x 3.07m)

Bedroom Two

11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom Three

8' 0" x 6' 4" (2.44m x 1.93m)

Bathroom

8' 0" x 6' 5" (2.44m x 1.96m)



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



31 Lynton Park Avenue, East Grinstead, West Sussex RH19 3XA

Garnham H Bewley are delighted to present to the market the opportunity to update and modernise this three bedroom detached family home. Located on the ever popular Lancaster Estate this property boasts a spacious lounge, separate dining room, extended kitchen/breakfast room, three bedrooms, family bathroom, detached garage, rear garden and is offered to the market with no onward chain.

Welcome
Home

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 1.7 miles

Lingfield Station - 3.1 miles

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

For further information contact Garnham H Bewley:

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