

Guide Price

£568,000

Garnham
H Bewley

9 Lynton Close, East Grinstead



- Four Bedroom Detached
- Downstairs Cloakroom
- Spacious Lounge
- Dining Room
- Kitchen/Breakfast Room
- En-suite To Master Bedroom
- Driveway and Garage
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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



9 Lynton Close, East Grinstead, West Sussex RH19 3XE

Garnham H Bewley are delighted to offer for sale this extended, four bedroom detached family home. Located in a sought after cul-de-sac location this property comprises, four bedrooms, two bathrooms, two reception rooms, open plan kitchen/breakfast room, rear and side garden, garden room/home office, garage and driveway parking for multiple cars.

The ground floor consists of entrance hall with downstairs cloakroom, door to the rear garden, stairs to the first floor and a storage cupboard housing a modern boiler. The spacious lounge enjoys a feature fireplace and double aspect windows to the front and rear of the property providing plenty of light. The kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces and breakfast bar, space for fridge/freezer and washing machine, integrated oven, inset gas hob with cooker hood over and door to the rear garden. The dining room is situated to the front of the property and has great potential to open through into the kitchen.

The first floor consists of landing, master bedroom with a window to front aspect and a en-suite shower room. Bedroom two is set to the front of the property with a window to the front aspect, bedroom three and bedroom four are set to the rear of the property with windows to rear aspect overlooking the garden. Bedrooms two, three and four are complemented by the family bathroom fitted with a panel enclosed bath, wash hand basin, low level W.C, airing cupboard, part tiled walls and a window to the rear aspect.

Outside, the rear garden is fence enclosed and is mainly laid to lawn with a patio area. To the side is a further area of garden which has been shingled and paved with side access. There is a useful office/garden room which has been attached to the rear of the garage. To the front there is a driveway leading to garage offering ample off road parking and path to front door.



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

Accommodation

Ground Floor GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge

4.98m x 3.28m (16' 4" x 10' 9")

Dining Room

4.42m x 3.40m (14' 6" x 11' 2")

Kitchen/Breakfast Room

4.45m x 2.87m (14' 7" x 9' 5")

FIRST FLOOR

Master Bedroom

3.99m x 3.43m (13' 1" x 11' 3")

En-suite

Bedroom 2

4.42m x 2.87m (14' 6" x 9' 5")

Bedroom 3

3.40m x 2.41m (11' 2" x 7' 11")

Bedroom 4

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

Family Bathroom

OUTSIDE

Driveway

Garage with Bonus Office Area

Front Garden

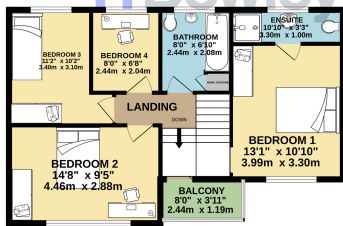
Rear Garden

GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



Garnham
H Bewley

1ST FLOOR
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1397 sq.ft. (129.8 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 vendors, agents and applicants shown here have not been tested and no guarantee as to their quality or reliability can be given.
Made with Metropix 0024



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



Nearest Railway Stations:

East Grinstead(0.9 miles)

Dormans(1.6 miles)

Lingfield(3.0 miles)

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