

Guide Price
£475,000

£450,000

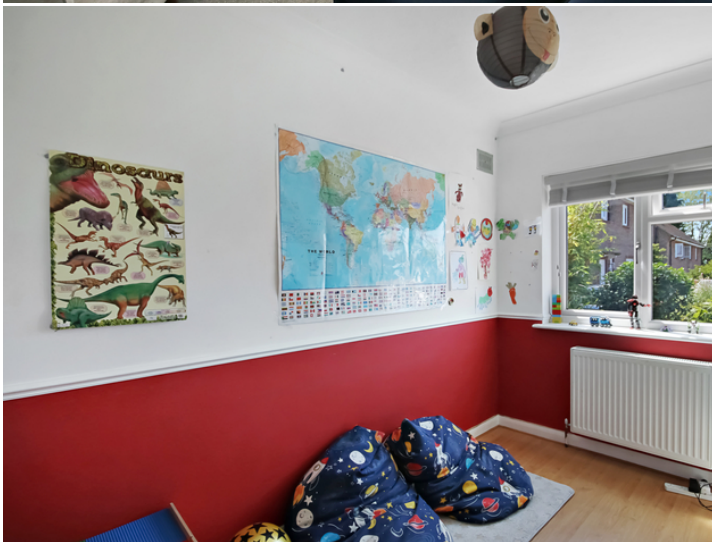
30 New Farthingdale, Dormansland, Lingfield



- Semi Detached Family Home
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms
- Well Appointed Throughout
- Large Rear Garden
- Driveway parking For Two Cars
- Popular Village Location
- Spacious Family Home

For further information contact Garnham H Bewley:

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



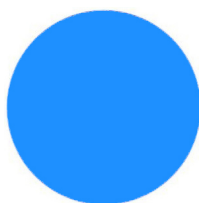
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Garnham H Bewley are delighted to present the market this beautifully presented and extended four bedroom semi detached family home. Located in the ever popular village of Dormansland this property comprises four bedrooms, two bathrooms, three reception rooms, modern kitchen, separate utility room, large corner plot garden and driveway parking for three cars.

The ground floor comprises a welcoming entrance hallway where there are stairs to the first floor and access to most of the downstairs rooms. The lounge is located towards the front of the property and benefits from a feature fireplace and a view towards the front aspect. Towards the rear of the property is the open plan kitchen/diner which enjoys access and a pleasant view towards the rear garden. The kitchen is fitted with a range of wall base level units creating ample work surface and storage. Separate to the kitchen is the utility/boot room which allows space for additional appliances and also where the separate downstairs WC is located. Towards the front is another reception area which is currently being used as a playroom but due to its size, can be versatile in its use.

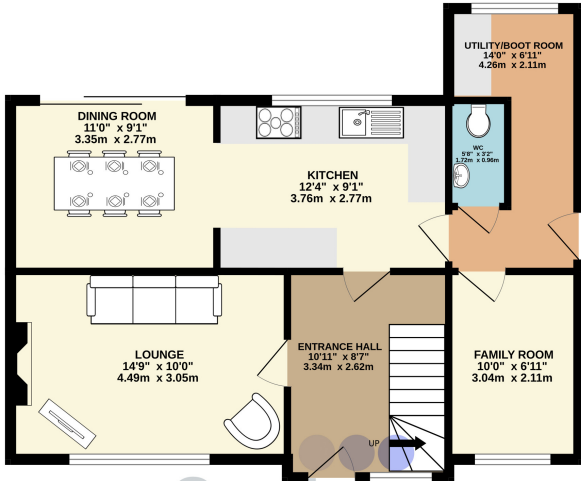
On the first floor there are four bedrooms and two bathrooms. The master bedroom which is located towards the front of the property benefits from an ensuite shower and a selection of built-in wardrobes. Bedrooms two, three and four all have a view towards the rear garden. The main family bathroom which is located towards the front of the property is fitted with a panel enclosed bath with shower and shower screen, low level WC, wash hand basin and tiled walls.

Outside the property enjoys a very large rear garden with a corner plot style design for all the family to enjoy. There is a patio area accessible from the kitchen/diner and a large expanse of lawn with various sheds and outbuildings. Towards the front of the property there is driveway parking for two cars and the home itself is located just a few minutes from local pubs, shops and schools.

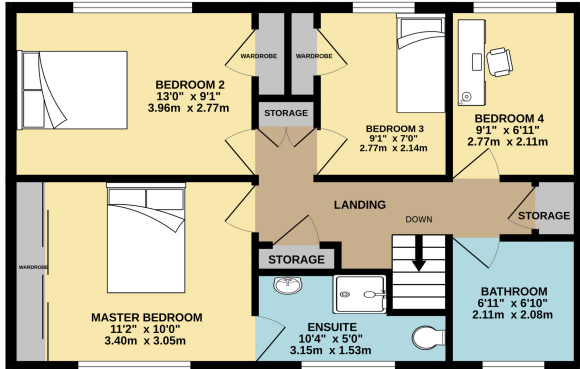


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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



Garnham
H Bewley
1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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 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 Hallway

10' 11" x 8' 7" (3.33m x 2.62m)

Lounge

14' 9" x 10' 0" (4.50m x 3.05m)

Kitchen

12' 4" x 9' 1" (3.76m x 2.77m)

Dining Room

11' 0" x 9' 1" (3.35m x 2.77m)

Family Room

10' 0" x 6' 11" (3.05m x 2.11m)

Utility / Boot Room

14' 0" x 6' 11" (4.27m x 2.11m)

WC

First Floor

Master Bedroom

11' 2" x 10' 0" (3.40m x 3.05m)

Ensuite

10' 4" x 5' 0" (3.15m x 1.52m)

Bedroom Two

13' 0" x 9' 1" (3.96m x 2.77m)

Bedroom Three

9' 1" x 7' 0" (2.77m x 2.13m)

Bedroom Four

9' 1" x 6' 11" (2.77m x 2.11m)

Family Bathroom

6' 11" x 6' 10" (2.11m x 2.08m)

Outside

Rear Garden

Driveway Parking



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NEAREST STATIONS

Dormans Station - 0.7 miles

Lingfield Station - 1.5 miles

East Grinstead Station - 2.6 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

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