

£635,000

7 Lynton Park Avenue, East Grinstead



- Detached Family Home
- Lounge and Dining Room
- Kitchen and Utility Room
- Downstairs W.C.
- Family Bathroom
- Front and Rear Garden
- Impressive Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

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



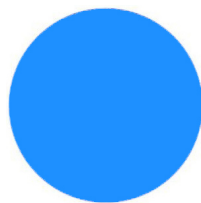
7 Lynton Park Avenue, East Grinstead, West Sussex RH19 3XA

Garnham H Bewley are pleased to present to the market this four bedroomed detached family home situated within a stunning plot on a popular estate of East Grinstead. The property offers a great deal of privacy and potential to alter or extend subject to the relevant planning permissions. The accommodation boasts lounge, kitchen, dining room, utility, downstairs W.C., four bedrooms to the first floor, family bathroom and garage. Outside there an impressive driveway providing a great deal of privacy and ample off road parking and internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into small entrance porch with door leading into the entrance hall with stairs leading to the first floor and access to the downstairs W.C. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, electric hob window to the rear aspect and open plan to the utility which has been fitted with a sink with drainer, integrated fridge/freezer, space for dishwasher, washing machine, window to the rear aspect and door to the side. The lounge spreads from the front to the rear of the property with window and French doors leading to the garden. The dining room is set to the front aspect with window.

The first floor consists of landing with window to the front aspect and access to the airing cupboard, main bedroom with fitted wardrobe and window overlooking the garden. Bedroom two and four both overlook the front aspect and bedroom three overlooks the rear garden. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level W.C., heated towel rail and window to the rear aspect.

Outside the rear garden has a range of mature shrubs and borders with patio area leading to a lawned garden and access to the side of the property. To the front there is a large driveway leading to the property with a great sized front garden access to the garage and ample driveway parking.

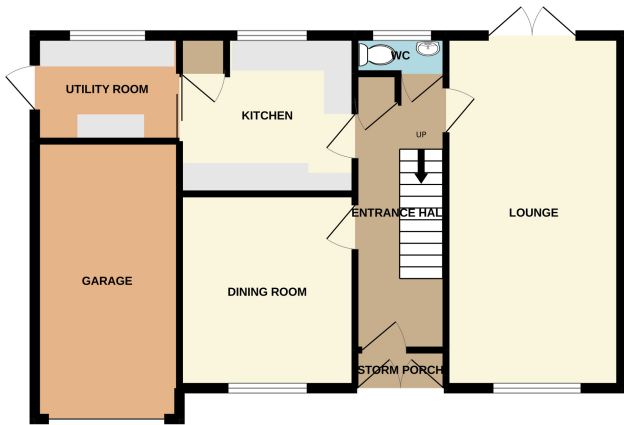


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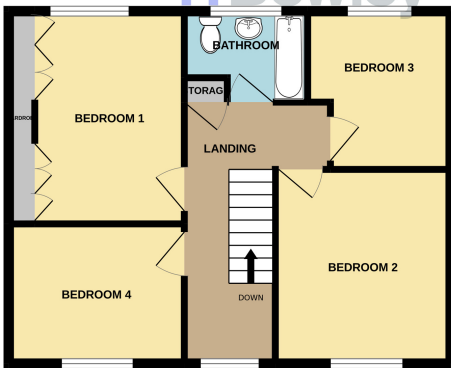
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Accommodation

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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 Porch

Entrance Hall

Downstairs W.C.

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m)

Utility Room

8' 0" x 6' 0" (2.44m x 1.83m)

Lounge

20' 0" x 10' 0" (6.10m x 3.05m)

Dining Room

10' 0" x 10' 0" (3.05m x 3.05m)

First Floor Landing

Main Bedroom

12' 1" x 10' 0" (3.68m x 3.05m)

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom 3

9' 0" x 8' 0" (2.74m x 2.44m)

Bedroom 4

10' 0" x 6' 1" (3.05m x 1.85m)

Family Bathroom

7' 1" x 5' 1" (2.16m x 1.55m)

Outside Garden

Garage

Driveway



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