



**MANSELL
McTAGGART**
Trusted since 1947



2 Tall Oaks, Lindfield, West Sussex, RH16 2QD

Guide Price **£640,000 Freehold**



2 Tall Oaks, Lindfield, West Sussex, RH16 2QD

PLEASE WATCH VIEWING VIDEO

This superb 3 Bedroom, 2 Bath/Shower detached house, built by Berkeley Homes in 2004, offers spacious and well-appointed accommodation in an attractive Sussex Cottage style with charming half tile elevations

The property is situated just under a mile from the village centre, providing convenient access to excellent local amenities including High Street shops, medical centre and highly regarded schools. **** NO CHAIN ****

- **Entrance Hall** stairs to first floor
- **Cloakroom/WC** fitted white suite
- Full width **Kitchen / Dining Room** + fitted appliances, space for table and chairs plus double doors to garden
- Double aspect family **Sitting Room** with side bay window
- **First Floor** landing, side window, loft hatch, cupboard with hot water cylinder
- **3 good sized Bedrooms**
- **Bedroom 1** with fitted wardrobes
- **En-Suite Shower Room** fitted white suite
- **Bedroom 2** fitted wardrobes
- **Bedroom 3** flexible multi purpose room, currently set up as a study
- **Family Bathroom** fitted white suite
- **South West Facing Rear Garden** (31' x 38') paved terraces, lawn, flowers and shrubs plus timber / brick wall boundaries
- Gas fired central heating to radiators
- Double glazed windows

2 Tall Oaks, Lindfield, West Sussex, RH16 2QD

EPC Rating: C and Council Tax Band: E

- **Garage** (18'4 × 9'10) up and over door plus rafter storage
- Block paved **Driveway** parking for **2 vehicles**

LOCATION

Tall Oaks is private road tucked away off Lyoth Lane on the village outskirts. The picturesque tree-lined High Street is only 1 mile distant with a traditional range of shops, stores, boutiques, pubs, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

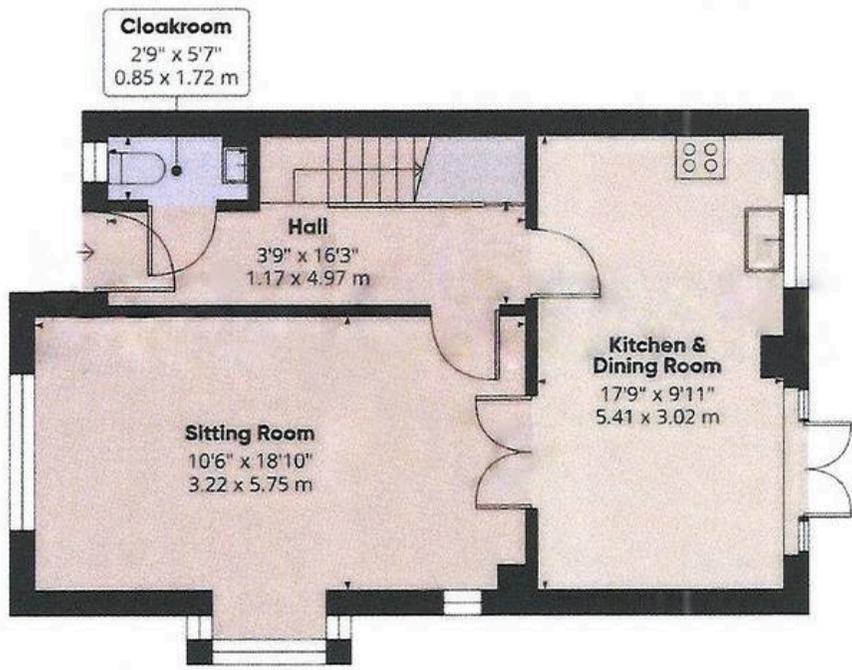
BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (1.1 miles), Blackthorns Primary School (2 miles), Oathall Community College Secondary School (1.8 miles). The local area is well served by several independent schools including: Great Walstead (1.5 miles) and Ardingly College (3.8 miles).

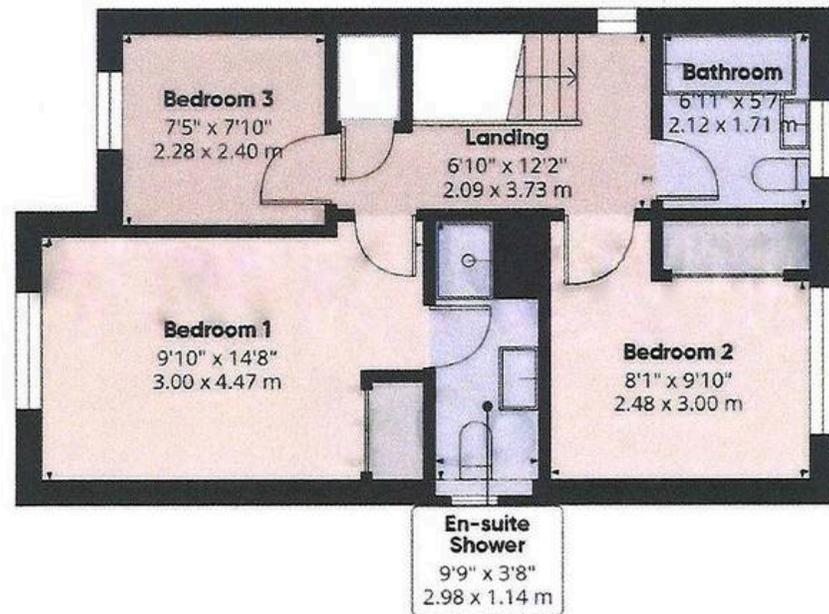
STATION - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

**MANSELL
McTAGGART**
— Trusted since 1947 —





Ground Floor Building 1



Floor 1 Building 1

Approximate total areaⁱⁱⁱ
1123 ft²
104.3 m²

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.