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

Guide Price £625,000 – £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

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**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.

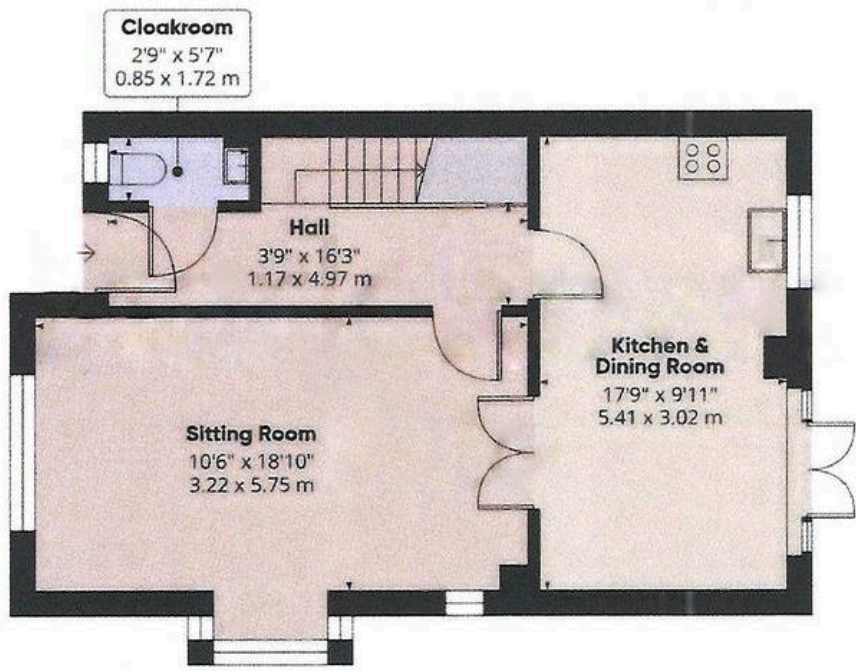
**BY ROAD** - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

**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).

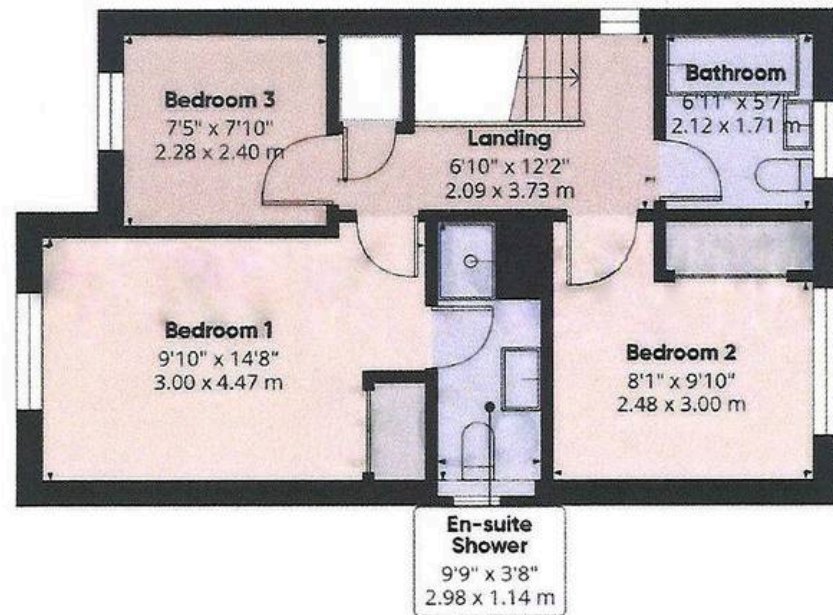
**STATION** - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>11</sup>**  
1123 ft<sup>2</sup>  
104.3 m<sup>2</sup>

# Mansell McTaggart Estate Agents

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