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19 Trefoil Avenue, Lindfield, West Sussex, RH16 2GA

Guide Price **£500,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A tucked away 3 Bedroom, 2 Bath/Shower semi-detached family home built by Barratt Homes in 2015. Driveway, Garage + NO CHAIN

- **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- Modern **Kitchen/Breakfast Room** square bay to front, fitted range of units and appliances
- Open plan **Sitting / Dining Room** storage cupboard, window and double doors to garden
- **First Floor** - landing with loft hatch
- **Principal Bedroom** + **En-Suite Shower Room**
- **2 Further Bedrooms**
- First floor white **Family Bathroom**
- Gas fired central heating to radiators
- Solar panels
- Double glazed windows
- **Private Driveway** leading to the attached **Garage** - excellent potential for Garage Conversion (Subject to any consent)
- Small low maintenance **Front Garden** paved pathway to entrance canopy
- Private (32' x 30') **West Facing Rear Garden** laid to paved patio areas, small area of lawn and timber fencing
- Tucked away position overlooking woodland in the early phase of this development



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EPC Rating: C and Council Tax Band: E

LOCATION

Trefoil Avenue is situated in the tucked away position overlooking woodland in the early phase of this new development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, 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 (1.3 miles), Blackthorns Primary School (2 miles), Oathall Community College Secondary School (1.9 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (3.9 miles).

STATION - Haywards Heath mainline railway station (1.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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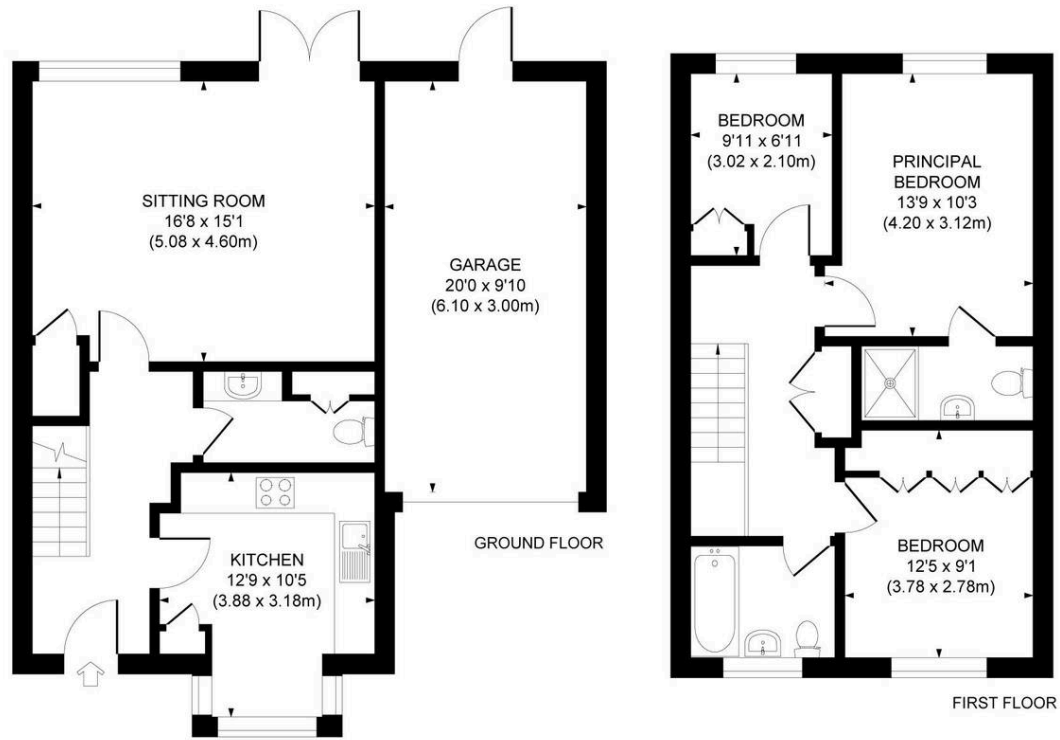


Approximate Gross Internal Area

Main House 1,000 sq. ft / 92.92 sq. m

Garage 197 sq. ft / 18.30 sq. m

Total 1,197sq. ft / 111.22 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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