



# Holroyd

Residential Sales & Lettings



Oakfield Close, Lindfield

£630,000

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# Oakfield Close, Lindfield

LINDFIELD VILLAGE LOCATION - NO ONWARD CHAIN - QUIET CUL-DE-SAC - This is a fine 3 bedroom detached chalet bungalow situated within a quiet cul-de-sac and located within a short walking distance from the village High Street. The well-presented internal accommodation briefly comprises an entrance hall, lounge/dining room, kitchen, downstairs shower room, three bedrooms (one on the ground level) and a further first floor shower room. Outside is a secluded rear garden with gated access to the private driveway and garage. Viewing is highly recommended.

Situated in the sought after historic village of Lindfield offering a beautiful high street with local shops, village pubs, excellent schools and country walks. In close proximity is Haywards Heath which provides a wide range of facilities including a main shopping centre, leisure centre and primary and secondary schools. Haywards Heath is within easy commuting distance by car or train of London, Brighton and Gatwick.

- Chalet Bungalow
- 3 Bedrooms
- 2 Shower Rooms
- Garage
- Driveway

## GROUND FLOOR:

### ENTRANCE HALL:

Part glazed front door opening to the entrance hall. Two storage cupboards. Radiator. Stairs to the first floor landing. Doors to...

### LOUNGE/DINING ROOM:

Double aspect with three double glazed windows to the front and one to the side. Gas fire with a wooden surround and stone hearth. TV point. Spot lighting. Two radiators.

### KITCHEN:

Fitted with an attractive range of floor and wall units with inset stainless steel sink and drainer with mixer tap. Integrated four ring gas hob and electric oven with an extractor hood above. Plumbing and appliance space for a washing machine, dishwasher and fridge/freezer. Spot lighting. Part tiled walls. Double glazed door and window opening to the rear garden.

### BEDROOM:

Two double glazed windows to rear aspect. Two fitted wardrobes with a hanging rail and additional shelving. Spot lighting. Radiator.

### SHOWER ROOM:

Large shower cubicle. Wash basin. Low level WC. Two double glazed windows to side aspect. Part tiled walls. Heated towel rail. Spot lighting.

## FIRST FLOOR:

## LANDING:

Stairs leading from the ground floor. Large skylight window. Two storage cupboards. Doors to...

### BEDROOM:

Two skylight windows to side aspect. Eaves storage cupboard. Radiator.

### BEDROOM:

Skylight window to rear aspect. Two eaves storage cupboards. Radiator.

### SHOWER ROOM:

Corner shower cubicle. Wash basin. Low level WC. Double glazed window to side aspect. Part tiled walls. Radiator.

## OUTSIDE:

### REAR GARDEN:

60ft (wide) x 20ft (length) private rear garden which is mainly laid to lawn with various tree and shrub borders. Timber framed shed. Door to the garage. Gated access to...

### DRIVEWAY:

Block paved driveway proving ample parking for several vehicles.

### GARAGE:

Detached from the house. Up and over door to the front and an additional side door opening to the rear garden. Power and lighting.



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	80

England, Scotland & Wales EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.