



**5 The Mews, Edenbrook Place, Blindley Heath, Lingfield,
RH7 6AT
£350,000 Leasehold**

- Two Double Bedrooms
- Large Mezzanine Area
- Open plan Living Area
- Large Communal Garden
- Garage and Parking
- Flexible Accommodation
- Double Glazing
- New Lease on Completion
- No Onward Chain



DESCRIPTION Located in 'The Mews' section of Edenbrook Place, this first-floor apartment is accessed via its own front entrance door.

Two of the bedrooms are located to the left-hand side, one of which benefits from a built-in wardrobe. The bathroom is located between the two. Opposite the bedrooms is the open plan living area, with the kitchen area located to the far end, and a bay style window giving views over the attractive communal gardens. A lovely feature here is the spiral staircase, leading up to a spacious mezzanine area, the third bedroom, or extra living space? The choice is yours! There is also a large cupboard space here which some have converted into study areas. Plenty of flexibility.

Externally, to the rear are the beautiful and impressively large communal gardens. To the front there is a garage en-bloc and parking.

SITUATION Blindley Heath is located on the A22, which runs from Purley to Eastbourne, and is just over 4 miles from Junction 6 of the M25 and just under 3 miles from the historic Lingfield Village, offering a variety of shops, restaurants and pubs, as well as the famous racecourse.

There are a number of well-regarded schools locally, and the old market town of East Grinstead is just 5 miles South.

Godstone Railway station is approx. 1.3 miles away offering services to London.



DIRECTIONS Edenbrook Place is located off the A22, almost opposite Byers Lane.

LOCAL AUTHORITY Tandridge District Council

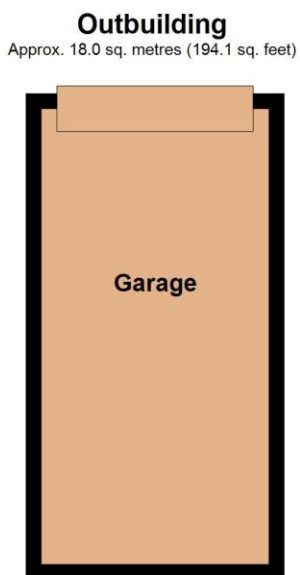
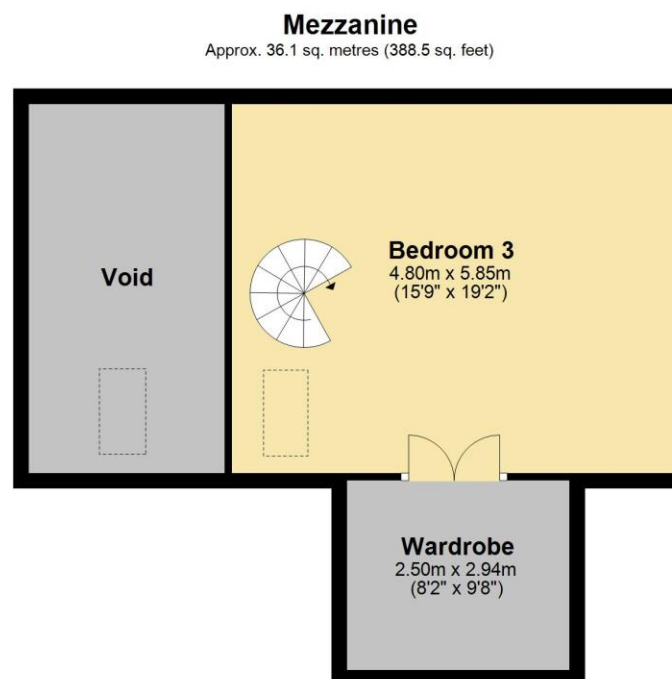
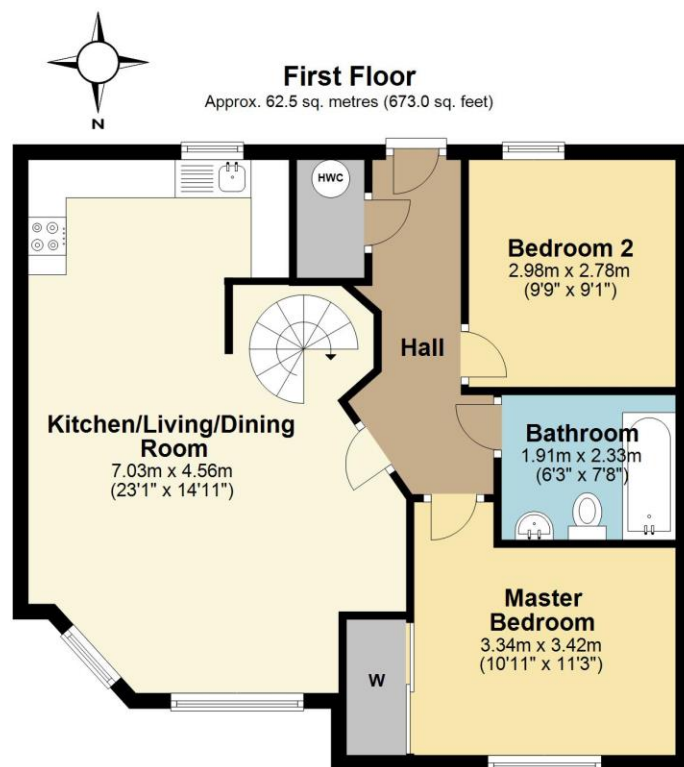
CURRENT COUNCIL TAX BAND - D

ENERGY EFFICIENCY RATINGS - 81 B

SERVICES All Mains Services are Connected

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Total area: approx. 116.6 sq. metres (1255.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Measurements are approx and this accommodation guide is not to scale. Where there are sloping ceilings rooms are measured at 1.5m height, but the guide is shown in accordance with the layout at floor level. These particulars are for guidance only and we have not tested appliances or services. Interested applicants are advised to commission appropriate investigations before making an offer to purchase.