

Guide Price

£650,000

Garnham
H Bewley

7 Dickens Close, East Grinstead



- Deceptively Spacious Detached Home
- Four Bedrooms
- Stunning Kitchen/Dining Room
- Lounge
- Utility and Downstairs Cloakroom
- Bathroom and Laundry Area
- Beautiful Garden
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



7 Dickens Close, East Grinstead, West Sussex RH19 1SE

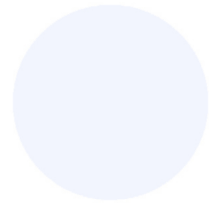
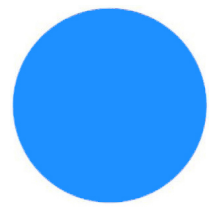
Guide Price £650,000 to £665,000. Garnham H Bewley are pleased to present to the market this deceptively spacious, four bedroom detached family home situated within a popular cul-de-sac location and enjoying a larger than average garden. The property has been tastefully modernised by the current owners to provide a light and stylish living space and the accommodation boasts kitchen/dining room, lounge, utility room, downstairs cloakroom, spacious entrance hall, laundry room, four bedrooms to the first floor, family bathroom and garage. The property is situated with great access for East Grinstead station with access down the Worth Way being approximately 10 minutes walk and open countryside. The property is offered to the market with no onwads chain and internal viewings come highly recommended to fully appreciate this great example of detached family home.

The ground floor consists of front door into entrance hall with access to ample storage cupboard and stairs leading to the lower ground and first floor.

The lower ground consists of the kitchen/dining room which has been fitted with a range of wall and base level units with areas of work surfaces, breakfast bar, integrated oven, gas hob with extractor hood above, microwave, American style fridge/freezer, dishwasher, window to the rear aspect and French doors to the garden. The utility is accessed by the kitchen and provides additional storage with door leading to the side. The lounge which spreads from the front to the rear of the property with double aspect windows. There is also the ever useful downstairs cloakroom which has a low level W.C. and wash hand basin.

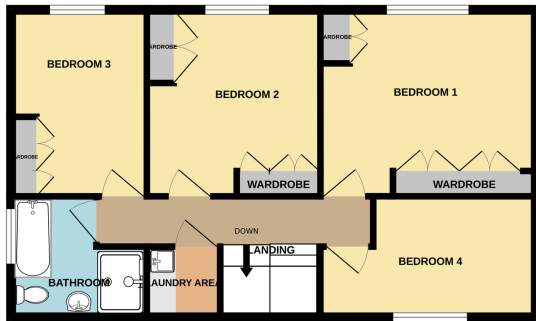
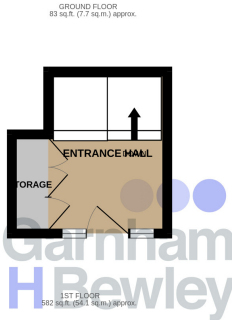
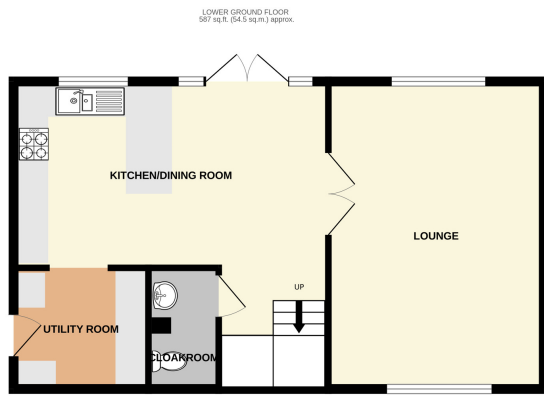
The first floor consists of the landing giving access to the handy laundry room. The main bedroom, bedroom two and three all overlook the rear garden and all have the benefit of fitted wardrobes. Bedroom four is set to the front aspect. There is also the family bathroom which has been fitted with a panel enclosed bath, shower cubicle, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the side aspect.

Outside the rear garden is mainly fence enclosed with patio area leading to a lawned garden with a range of mature shrubs and borders and there is access to the side. To the front there is driveway parking leading to the garage which also offers an electric car charging point on the side wall.



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Accommodation



Ground Floor
Entrance Hall
7' 2" x 6' 0" (2.18m x 1.83m)

Lower Ground Floor
Kitchen/Dining Room
18' 11" x 11' 3" (5.77m x 3.43m)

Utility
8' 1" x 6' 11" (2.46m x 2.11m)

Lounge
18' 6" x 12' 11" (5.64m x 3.94m)

Cloakroom
6' 11" x 4' 3" (2.11m x 1.30m)

First Floor
Main Bedroom
12' 11" x 11' 3" (3.94m x 3.43m)

Bedroom 2
11' 3" x 10' 5" (3.43m x 3.17m)

Bedroom 3
11' 3" x 8' 2" (3.43m x 2.49m)

Bedroom 4
12' 11" x 7' 3" (3.94m x 2.21m)

Family Bathroom
8' 1" x 6' 10" (2.46m x 2.08m)

Laundry Area
4' 5" x 3' 11" (1.35m x 1.19m)

Outside
Garden

Garage

Driveway

TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST STATIONS

East Grinstead Station - 0.2 miles

Dormans Station - 2.3 miles

Lingfield Station - 3.6 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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