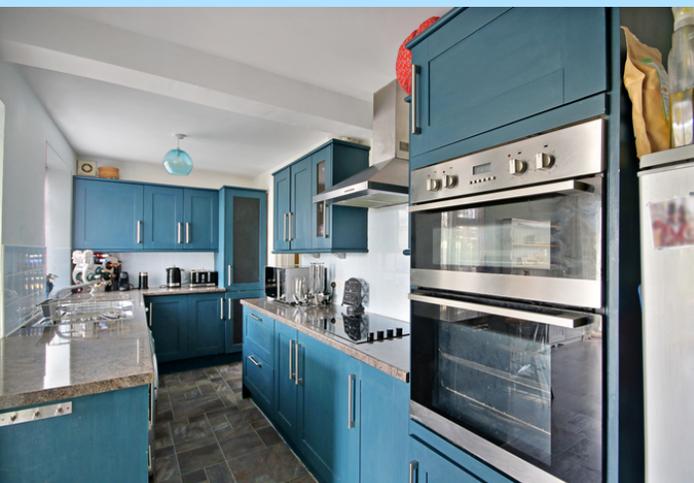


Guide Price
£450,000

£435,000

Garnham
H Bewley

40 Forest View Road, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Extended Kitchen / Family Area
- Separate Lounge / Snug
- Generous South Facing Garden
- Detached Garage & Driveway
- Close To Both Town & Schools
- Family Bathroom

For further information contact Garnham H Bewley:

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



40 Forest View Road, East Grinstead, West Sussex RH19 4AR

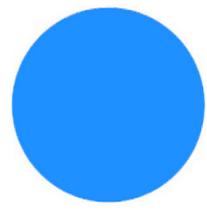
Guide Price £435,000 - £450,000. Garnham H Bewley delighted to present to the market this character, three bedroom semi-detached family home. This delightful property comprises a spacious lounge, extended kitchen family room, three bedrooms, main bathroom, large rear garden, detached garage and driveway parking.

On the ground floor there's a welcoming entrance hallway which provides access to all of the downstairs rooms, storage cupboards and stairs leading to the first floor. The living room is a generous size with high ceilings and feature fireplace. Towards the rear of the property is the extended kitchen/family area which opens up through to the rear garden. The kitchen is fitted with a range of wall and base level units creating ample storage and work surface. The extension creates an open plan kitchen / family area which can be versatile in its use.

On the first floor, the master bedroom is located towards the front of the property and due to its size offers space for a variety of bedroom style furniture. Bedrooms two and three are located towards the rear of the property and enjoy a pleasant outlook over the rear garden. All bedrooms are complimented by the main family bathroom which is fitted with a panel enclosed bath with shower and shower screen, low-level WC, wash hand basin and privacy style window facing the front aspect.

Outside the property enjoys a large rear garden with patio area stepping down to a large expanse of lawn. Within the garden there is a range of mature shrubs and hedges. The garden provides side access which leads out to the detached garage and driveway.

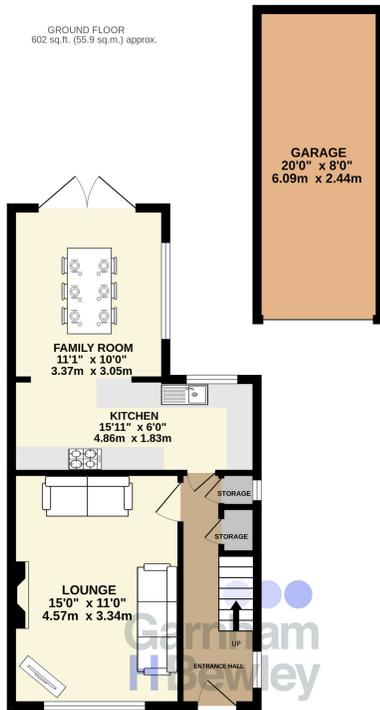
Over all the property is presented in good condition throughout and is located just minutes from the local shop, family run pub and popular schools.



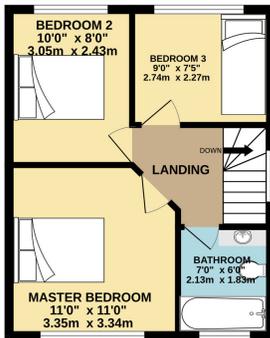
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Accommodation

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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Ground Floor

Entrance Hallway

Lounge

15' 0" x 11' 0" (4.57m x 3.35m)

Kitchen

15' 0" x 11' 6" (4.57m x 3.51m)

Family Room

11' 1" x 10' 0" (3.38m x 3.05m)

First Floor

Master Bedroom

11' 0" x 11' 0" (3.35m x 3.35m)

Bedroom Two

10' 0" x 8' 0" (3.05m x 2.44m)

Bedroom Three

9' 0" x 7' 5" (2.74m x 2.26m)

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

Outside

Garage

20' 0" x 8' 0" (6.10m x 2.44m)

Rear Garden

Driveway Parking



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NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 2.9 miles

Lingfield Station - 4.2 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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