

Guide Price:
£600,000

£580,000

Garnham
H Bewley

30 Blount Avenue, East Grinstead



- Impressive Family Home
- Four Bedrooms & Two Bathrooms
- Three Reception Rooms
- Kitchen / Breakfast Room
- Front and Rear Gardens
- Driveway & Garage
- Popular Location
- Close Proximity to East Grinstead Railway

For further information contact Garnham H Bewley:

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



30 Blount Avenue, East Grinstead, West Sussex RH19 1JQ

Garnham H Bewley are delighted to offer for sale this beautifully presented four bedroomed, extended, semi-detached family home enjoying spacious accommodation, ample driveway parking, private garden and garage. The property is located superbly for East Grinstead mainline railway station, the Worth Way and popular primary and secondary schools.

The ground floor accommodation consists of an inviting reception hall with a window to the side aspect providing plenty of light, stairs to the first floor landing, storage cupboard, laminate wood flooring which continues through the entire downstairs. The spacious lounge is situated to the front of the property and enjoys a large bay window, feature fireplace with wood burning stove and a door to the family room which in turn opens through to the dining room enjoying sliding doors onto the patio. The kitchen/breakfast room is fitted in a comprehensive range of wall and base level units with extensive area of work surfaces, built-in double oven with four ring hob, space for dishwasher, space for other kitchen appliances, windows to the rear aspect and door to the patio.

The first floor accommodation consists of four bedrooms of which the master bedroom has the benefit of an ensuite shower fitted with a large shower, wash hand basin, low level W.C, part tiled walls, heated towel rail and a window to the rear aspect. Bedroom two and bedroom three are both great sized double rooms with plenty of space for bedroom furniture and wardrobes. The four bedrooms are complimented by the family bathroom fitted in a white suite with a panelled enclosed bath with shower over, low level W.C, wash hand basin, heated towel, part walls and a window to the rear aspect.

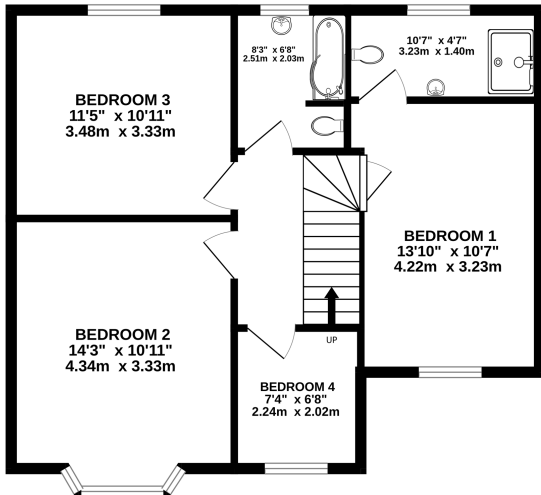
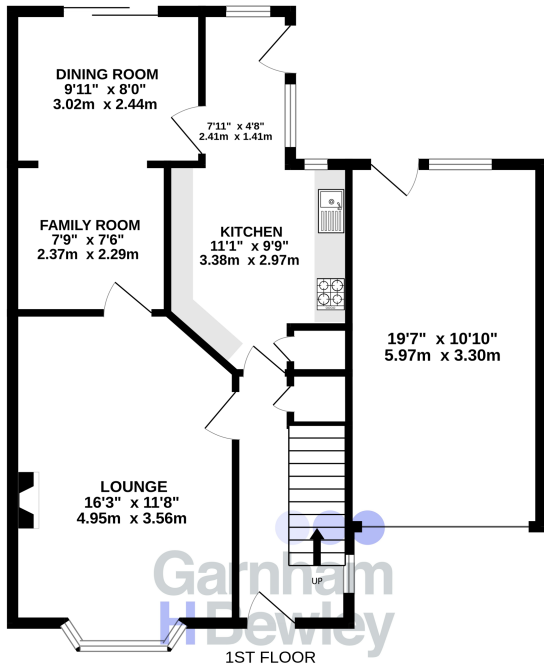
Outside, to the front is ample driveway parking with a large garage with up and over door, power, light and pedestrian door access to the rear. The delightful rear garden enjoys two decked seating areas, area of lawn, mature shrubs and flowering plants and great privacy.



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GROUND FLOOR



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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Entrance Hall

Lounge

16' 3" x 11' 8" (4.95m x 3.56m)

Family Room

7' 9" x 7' 6" (2.36m x 2.29m)

Kitchen

11' 1" x 9' 9" (3.38m x 2.97m)

Breakfast Room

7' 11" x 4' 8" (2.41m x 1.42m)

Dining Room

9' 11" x 8' 0" (3.02m x 2.44m)

First Floor

Master Bedroom

13' 10" x 10' 7" (4.22m x 3.23m)

En-suite

10' 7" x 4' 7" (3.23m x 1.40m)

Bedroom 2

14' 3" x 10' 11" (4.34m x 3.33m)

Bedroom 3

10' 11" x 11' 5" (3.33m x 3.48m)

Bedroom 4

7' 4" x 6' 8" (2.24m x 2.03m)

Family Bathroom

8' 3" x 6' 8" (2.51m x 2.03m)

Garage

19' 7" x 10' 10" (5.97m x 3.30m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.2 miles

Dormans Station

2.1 miles

Lingfield Station

3.4 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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