

£520,000

17 Manning Close, East Grinstead



- Spacious Four Bedroom Home
- Three Large Reception Rooms
- Fitted Kitchen
- En-suite To Master Bedroom
- Family Bathroom
- Downstairs Cloakroom
- Balcony Off Bedroom Four
- Parking and Garage

For further information contact Garnham H Bewley:

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



17 Manning Close, East Grinstead, West Sussex RH19 2DR

Garnham H Bewley are delighted to offer for sale this stunning and spacious four bedroomed family home offering versatile accommodation situated in the ever popular Richmond Square development. The property has been extended by the current owners creating a wonderful family room to the rear overlooking the garden.

The ground floor accommodation consists of entrance, downstairs W.C, stairs to the first floor landing, under stair storage and a door through to the dining room which is situated to the front of the property. The dining room opens through to the fitted kitchen which consists of a comprehensive range of wall and base level units with area of work surfaces, one and a half bowl sink/drainers with mixer tap, two built in ovens, hob with cooker hood over, new boiler fitted in January 2023, integrated fridge/freezer, space for dishwasher, glass display units and an opening through to the wonderful bright and airy family room which has a large roof lantern and French doors onto the garden. There is also access into the garage which has plumbing and space for a washing machine and tumble dryer.

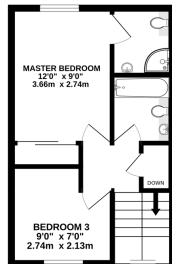
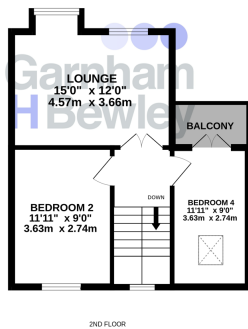
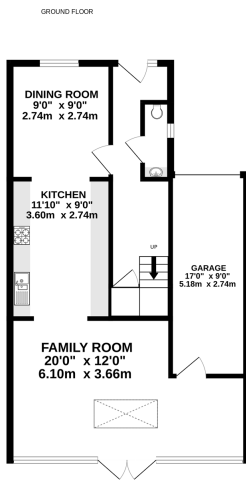
The first floor accommodation consists of a generous sized lounge which enjoys a lovely outlook over Richmond square and communal gardens. Alongside the lounge is a delightful bedroom enjoying a balcony also overlooking the communal green. Bedroom two is set to the rear of the property enjoying an outlook over the rear garden. The second floor accommodation consists of the master bedroom with built in wardrobes and a well appointed en-suite shower room. There is a family bathroom and further bedroom on the second floor.

Outside, to the front aspect is driveway parking and a garage. The rear garden is mainly laid to lawn with a good sized patio which expands the width of the property. The garden is established with mature shrubs and flowering plants. The property is superbly located for popular primary and secondary schools and East Grinstead mainline railway station to London terminals, and local buses to Tunbridge Wells, Crawley and Gatwick Airport. This delightful development enjoys further communal parking and a lovely gated green which is an ideal outside space for all to enjoy.



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Accommodation



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

Downstairs Cloakroom

Family Room

12' 0" x 20' 0" (3.66m x 6.10m)

Kitchen

11' 10" x 9' 0" (3.61m x 2.74m)

Dining Room

9' 0" x 9' 0" (2.74m x 2.74m)

Kitchen

11' 10" x 9' 0" (3.61m x 2.74m)

First Floor

Lounge

12' 0" x 20' 0" (3.66m x 6.10m)

Bedroom 2

11' 11" x 9' 0" (3.63m x 2.74m)

Bedroom 4

11' 0" x 9' 0" (3.35m x 2.74m)

Second Floor

Master Bedroom

12' 0" x 9' 0" (3.66m x 2.74m)

En-suite

Family Bathroom

Bedroom 3

9' 0" x 7' 0" (2.74m x 2.13m)

Garage

9' 0" x 17' 0" (2.74m x 5.18m)

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NEAREST RAILWAY STATIONS

East Grinstead Station

0.5 miles

Dormans Station

1.8 miles

Lingfield Station

3.0 miles

East Grinstead
01342 410227

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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