

Guide Price

£600,000

Garnham
H Bewley

Laurel Dene, East Grinstead



- Detached Family Home
- Four Bedrooms
- Kitchen/Dining Room
- Lounge with Bay Window
- Utility and Downstairs W.C.
- En-suite and Family Bathroom
- Double Garage and Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

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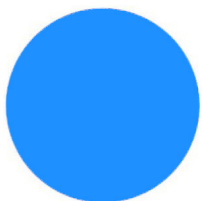
Jesmond Dene, Laurel Dene, East Grinstead, West Sussex RH19 3GD

Guide Price £600,000 to £640,000. Garnham H Bewley are pleased to present to the market this spacious for bedroom detached family home nestled in a tucked away location providing great access for the town centre, local schools and amenities. The accommodation provides ample living space and currently boasts kitchen/dining room, small utility, lounge with bay window, downstairs W.C., four bedrooms to the first floor, en-suite to the main bedroom, family bathroom and the added bonus of a detached double garage and ample driveway parking. The property is offered with no onwads chain and internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the downstairs W.C. The kitchen/dining room spreads from the front to the rear of the property and has been fitted with a range of wall and base level units with areas, integrated oven, gas hob with extractor hood above, space for fridge/freezer, triple aspect windows, door to the rear and access to the utility with space for washing machine and tumble dryer. The lounge also spreads from the front to the rear with double aspect windows and patio doors leading onto the garden.

The first floor consists landing with access to storage cupboard. The main bedroom and bedroom four both overlook the rear aspect and both benefit from built in wardrobes and the main bedroom has access onto the en-suite which has been fitted with a panel enclosed shower bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Bedrooms two and three are both set to the front aspect and both benefit from built in wardrobes. There is also the family bathroom which has been fitted with a panel enclosed spa bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and fully tiled walls.

Outside the rear garden extends across the back of the house and to the side of the house and also behind the garage. At the front of the property there is an open area of lawn. Parking is provided by a driveway for approximately three cars and leading to a double garage which features an electric up and over door.



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Accommodation

Ground Floor Entrance Hall

Downstairs W.C.

Kitchen/Dining Room
24' 1" x 11' 6" (7.34m x 3.51m)

Utility

Lounge
24' 3" x 11' 6" (7.39m x 3.51m)

First Floor Landing

Main Bedroom
11' 8" x 10' 8" (3.56m x 3.25m)

En-suite
6' 8" x 4' 8" (2.03m x 1.42m)

Bedroom 2
15' 6" x 8' 0" (4.72m x 2.44m)

Bedroom 3
11' 8" x 7' 11" (3.56m x 2.41m)

Bedroom 4
10' 7" x 8' 5" (3.23m x 2.57m)

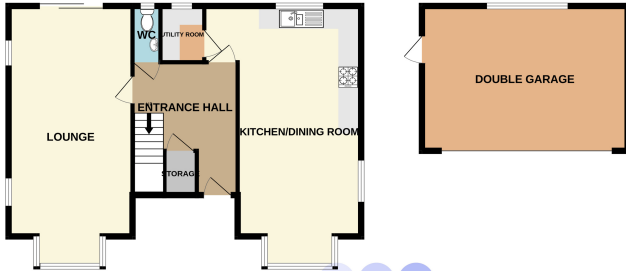
Family Bathroom
7' 4" x 5' 8" (2.24m x 1.73m)

Outside Garden

Double Garage

Driveway

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



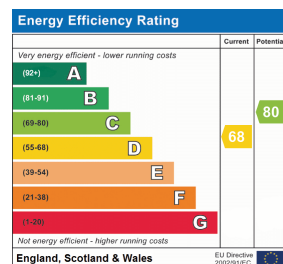
1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The materials, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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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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