

Guide price

£565,000

£550,000

2 Collingwood Close, East Grinstead



- Detached Family Home
- Three Double Bedrooms
- Two Bathrooms
- Extended Kitchen / Dining Room
- Added Conservatory
- Excellent Condition Throughout
- Garage & Driveway Parking
- Cul-De-Sac Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 2 Collingwood Close, East Grinstead, West Sussex RH19 4BQ

Garnham H Bewley are delighted to present the market this beautifully presented and extended three double bedroom detached home. This wonderful family home comprises three double bedrooms, two bathrooms, two reception rooms, an extended kitchen/dining area, conservatory, detached garage and driveway parking for multiple cars.

The ground floor comprises a welcoming entrance hallway where there are stairs to the first floor and access to most of the downstairs rooms. The lounge / living area is a fantastic size and stretches from the front of the property to the rear, where there are bifold doors leading through to the conservatory. Also on the ground floor and located towards the front of the property is the separate dining room which benefits from a bay window facing the front aspect. Towards the rear of the property is the extended kitchen/dining area which is a generous size. The kitchen itself is fitted with a range of wall and base level units creating ample work surface and storage. The kitchen has a large window facing the rear garden, Velux window and access out to the side of the property. Also on the ground floor is the downstairs WC where there is a storage cupboard under the stairs, low-level WC, wash hand basin and privacy style window facing the rear aspect.

On the first floor, there are three double bedrooms and two bathrooms. The master bedroom which is located towards the front of the property benefits from a double aspect outlook towards the front and side aspect, a range of built in wardrobes and access to the ensuite shower room. Bedrooms two and three can also be used as double bedrooms, complete with fitted wardrobes whilst enjoying a view out towards the rear aspect. Also on the first floor is the main family bathroom which is fitted with a panel enclosed bath with shower and shower screen, low-level WC, wash hand basin, heated towel rail and double aspect windows towards the front and side of the property.

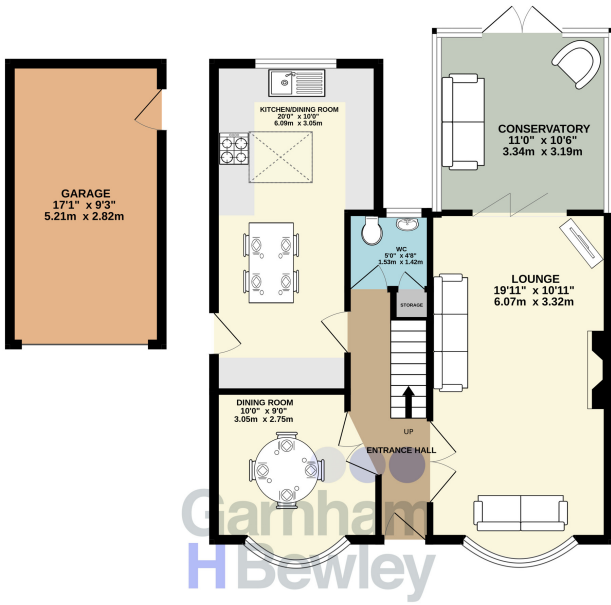
Outside the property enjoys a generous rear garden which benefits from a range of mature shrubs and hedges, a patio area which is accessible via the conservatory and also via the side door of the kitchen. There is a side alleyway which leads towards the front of the property where there is access to a detached single garage and also driveway parking for multiple vehicles.



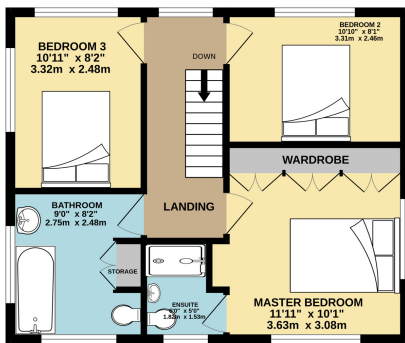
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# Accommodation

GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.5 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

19' 11" x 10' 11" (6.07m x 3.33m)

### Dining Room

10' 0" x 9' 0" (3.05m x 2.74m)

### Conservatory

11' 0" x 10' 6" (3.35m x 3.20m)

### Kitchen/Diner

20' 0" x 10' 0" (6.10m x 3.05m)

### Downstairs WC

5' 0" x 4' 8" (1.52m x 1.42m)

## First Floor

### Master Bedroom

11' 11" x 10' 1" (3.63m x 3.07m)

### Ensuite

6' 0" x 5' 0" (1.83m x 1.52m)

### Bedroom Two

10' 10" x 8' 1" (3.30m x 2.46m)

### Bedroom Three

10' 11" x 8' 2" (3.33m x 2.49m)

### Bathroom

9' 0" x 8' 2" (2.74m x 2.49m)

### Outside

### Garage

17' 1" x 9' 3" (5.21m x 2.82m)



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## NEAREST STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 2.7 miles

Lingfield Station - 4.1 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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