

Offers in Excess of:

**£425,000**

13 Stockwell Road, East Grinstead



- Extended three-bedroom semi-detached home
- Spacious and extended kitchen
- Bright lounge with bay window and feature fireplace
- Separate dining room with French doors to garden
- Generous rear garden with summer house
- Driveway parking and side access
- Ideal for families or home-working professionals
- No onward chain

For further information contact Garnham H Bewley:

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



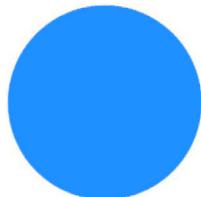
## 13 Stockwell Road, East Grinstead, West Sussex RH19 4BD

Garnham H Bewley are delighted to present to the market this beautifully extended and immaculately presented three-bedroom semi-detached family home, located in a desirable residential area and offered to the market with no onward chain. Blending classic charm with modern convenience, this spacious property has been thoughtfully improved to offer an excellent layout, perfect for growing families or professionals looking for a well-appointed home with generous living space and outdoor areas.

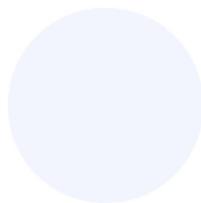
As you step through the front door, you are welcomed into a bright and inviting hallway that leads to the main reception areas. The front lounge is full of character, featuring a large bay window that floods the room with natural light, and a striking feature fireplace that adds warmth and a focal point to the space — ideal for relaxing evenings or family gatherings. To the rear, the property has been extended to create a spacious, modern kitchen fitted with a range of wall and base units, worktops, and integrated appliances. This well-designed space offers ample room for meal preparation and informal dining, making it the heart of the home. Adjacent to the kitchen is a separate dining room, which benefits from French doors opening directly onto the rear garden. This creates a seamless transition between indoor and outdoor living, perfect for entertaining in the warmer months or simply enjoying the garden view all year round. A convenient understairs storage cupboard adds practicality.

Upstairs, the property offers three well-proportioned bedrooms, each providing comfortable and flexible accommodation. Whether used as bedrooms, guest rooms, or home office space, each room is light and airy, providing plenty of potential to suit different lifestyle needs. The family bathroom is fitted with a modern suite and includes a bath with shower over, wash basin and WC, finished to a high standard.

To the rear, the enclosed garden offers a fantastic space for both play and relaxation. Mainly laid to lawn with a patio area ideal for outdoor dining, the garden also features a charming summer house at the far end — perfect as a play space, hobby room or garden office. The garden benefits from side access, offering extra convenience for bikes, bins, or garden equipment. To the front of the property, a private driveway provides off-road parking, a valuable feature for families or commuters.



Welcome  
Home



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# Accommodation

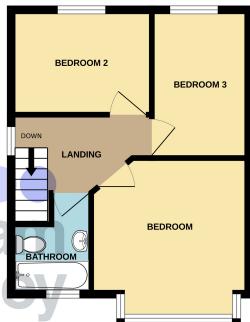
## Ground Floor Entrance Hall

### Lounge

14' 11" x 13' 7" (4.55m x 4.14m)

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



## Dining Room

16' 5" x 6' 4" (5.00m x 1.93m)

## Kitchen

9' 2" x 8' 5" (2.79m x 2.57m)

## First Floor Landing

### Main Bedroom

11' 8" x 11' 1" (3.56m x 3.38m)

### Bedroom 2

10' 5" x 6' 8" (3.17m x 2.03m)

### Bedroom 3

9' 6" x 7' 3" (2.90m x 2.21m)

### Bathroom

5' 2" x 4' 9" (1.57m x 1.45m)

## Outside Garden

## Driveway

TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and dimensions are given as a general guide only and no responsibility is accepted for any inaccuracies, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions given are approximate and no measurements should be taken and no guarantee given as to the accuracy of the dimensions. Made with Metropix 2020.



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## NEAREST TRAIN STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 2.9 miles

Lingfield Station - 4.3 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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