

Guide Price

£430,000

£420,000

Garnham  
H Bewley

72 The Glades, East Grinstead



- Three Double Bedrooms
- Downstairs Cloakroom
- Spacious living Room
- Dining / Family Room
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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



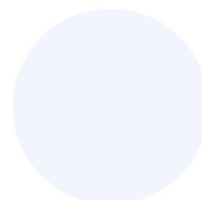
## 72 The Glades, East Grinstead, West Sussex RH19 3XW

Garnham H Bewley are delighted to offer for sale this stunning three-bedroom terraced family home. Conveniently located on the edge of the highly sought-after Worsted Farm estate, this property is ideally positioned for easy access to excellent primary and secondary schools. The historic Tudor high street and mainline railway station in East Grinstead are within walking distance, making it perfect for commuters and families alike.

The property is entered via a welcoming porch, offering built-in storage for coats and shoes. To the left, a door leads to the downstairs WC/cloakroom. The bright and airy lounge features a lovely view over the rear garden and the surrounding woodland. The current owner has transformed the original integral garage into a stylish and modern dining room, further enhancing the living space. This room boasts a large bay window to the front, filling the space with natural light. The kitchen, located at the rear of the property, overlooks the garden and has been thoughtfully fitted with an array of wall and base-level units. It provides space for an oven, washing machine, dishwasher, and an upright fridge/freezer.

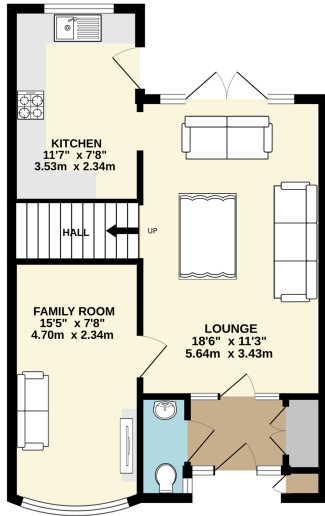
Upstairs, the property offers: Three double bedrooms. The largest of the three is located at the front of the property and features wardrobe space spanning the width of the room. The three bedrooms are complemented by the family bathroom.

Outside: To the rear of the property, the garden is designed for low maintenance and is mainly laid to lawn with a good sized patio area extending across the back of the house, ideal for outdoor dining or relaxation. The garden backs onto beautiful, dense woodland, creating a peaceful and private setting. At the front, there is driveway parking for two vehicles, and a small meter cupboard provides additional storage space, housing the fuse box and gas and electricity meters. This property offers a fantastic opportunity for families seeking a well-maintained home with a convenient location, stylish interiors, and a delightful outdoor space. Viewings are highly recommended.

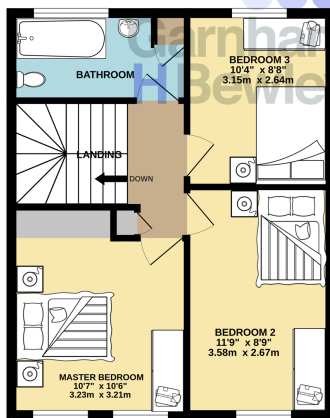


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1ST FLOOR



THE GLADES - FLOORPLAN

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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# Accommodation

## Entrance Hall

## Downstairs Cloakroom

## Living Room

18' 6" x 11' 3" (5.64m x 3.43m)

## Dining / Family Room

7' 8" x 15' 5" (2.34m x 4.70m)

## Kitchen

11' 7" x 7' 8" (3.53m x 2.34m)

## First Floor

## Landing

## Master Bedroom

10' 7" x 10' 6" (3.23m x 3.20m)

## Bedroom 2

11' 9" x 8' 9" (3.58m x 2.67m)

## Bedroom 3

10' 4" x 8' 8" (3.15m x 2.64m)

## Family Bathroom



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#### NEAREST RAILWAY STATIONS

East Grinstead Station 1.2 miles

Dormans Station 2.2 miles

Lingfield Station 3.6 miles

#### NEAREST SCHOOLS

Sackville School State School Ofsted: Good 0.3 miles

Estcots Primary School State School Ofsted: Good 0.4 miles

Brambletye School Independent School ISI: No Rating Available 1.1 miles

Blackwell Primary School State School Ofsted: Good 1.0 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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