

£750,000

Holtys Road, East Grinstead



- Semi Detached Family Home
- Five Bedrooms
- Three Bathrooms
- Open Plan Kitchen / Family Area
- Separate Utility Room
- Separate Office
- Master Bedroom With En-suite

For further information contact Garnham H Bewley:

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



1 Orchard Farm Cottages, Holtye Road, East Grinstead, West Sussex RH19 3PP

Garnham H Bewley are delighted to present to the market this beautifully presented and newly updated, five bedroom semi detached family home. Having recently undergone a complete refurbishment this property now boasts a spacious open plan kitchen / family area, two further ground floor reception rooms/bedrooms, a four piece downstairs bathroom, separate utility room, three further double bedrooms, separate office, ensuite to master bedroom and far reach views out towards both the front and rear aspect.

The ground floor comprises a welcoming entrance area that provides access to most of the downstairs rooms and links round to a large hallway area where there is a storage cupboard and stairs leading to the first floor. To the front of the property there are two spacious reception / bedrooms which can be versatile in their use. Also off the main hallway is the four piece family bathroom which is a generous size and fitted with a free standing oval bath, double corner shower, low level WC and wash hand basin. Towards the rear of the property is the extended and open plan kitchen / family / dining area. The two rooms together create a fantastic space and an impressive area for everyone to enjoy. In addition to the fully fitted kitchen there is a separate utility room perfect for housing additional appliances.

The first floor offers two double bedrooms which enjoy far reaching views over neighbouring fields and a further single/office room with a view to the front aspect. All three bedrooms are complimented by the family shower room which is fitted with a double walk-in shower, low level WC, wash hand basin, heated towel rail and window to the front aspect. The second floor of the property is where the master bedroom is located with the added benefit of an ensuite shower room creating the ideal master suite. Outside, the property enjoys a spacious south facing rear garden which is fenced enclosed and to the front of the property there is parking for a number of cars.

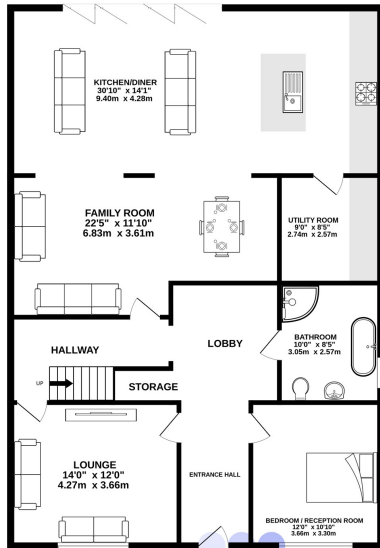
Overall the property is offered to the market in excellent condition throughout and viewings come highly recommended to appreciate to rural location of the property and the spacious floorplan that has been created.



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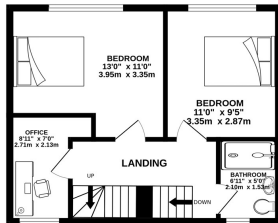
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GROUND FLOOR
1388 sq.ft. (128.9 sq.m.) approx.

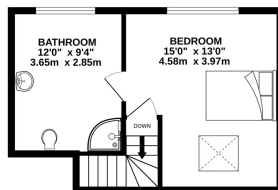


**Garnham
H Bewley**

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 2104 sq.ft. (195.5 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.
Made with Metropix 62022

Ground Floor

Entrance Hallway & Lobby

Bedroom / Reception

14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom / Reception Room

12' 0" x 10' 10" (3.66m x 3.30m)

Downstairs Bathroom

10' 0" x 8' 5" (3.05m x 2.57m)

Family Room

22' 5" x 11' 10" (6.83m x 3.61m)

Kitchen / Diner

30' 10" x 14' 1" (9.40m x 4.29m)

Utility Room

9' 0" x 8' 5" (2.74m x 2.57m)

First Floor

Bedroom

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom

11' 0" x 9' 2" (3.35m x 2.79m)

Office Room

8' 11" x 7' 0" (2.72m x 2.13m)

Bathroom

6' 11" x 5' 0" (2.11m x 1.52m)

Second Floor

Master Bedroom

15' 0" x 13' 0" (4.57m x 3.96m)

Ensuite / Dressing Room

12' 0" x 9' 4" (3.66m x 2.84m)

Outside

Front & Rear Garden

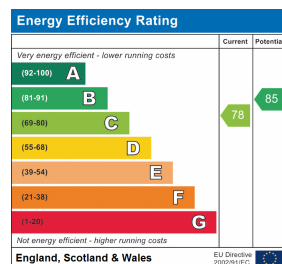


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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification 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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