

Price

£495,000

Garnham  
H Bewley

19 Durkins Road, East Grinstead



- Semi Detached Character Home
- Three Double Bedrooms
- Set Over Three Floors
- Kitchen/Dining/Living Room
- Lounge with Bay Window
- Utility
- En-suite and Family Bathroom
- Off Road Parking

For further information contact Garnham H Bewley:

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





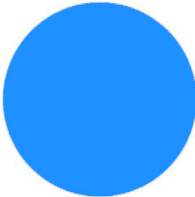
## 19 Durkins Road, East Grinstead RH19 2ER

Garnham H Bewley are pleased to present to the market this stunning three double bedroomed semi-detached character family home which has been extended and modernised by the current owners to provide a light and stylish living space. The property offers a wealth of character features with feature fireplaces and bay window and the accommodation boasts lounge, kitchen/dining/living area, utility with W.C., two double bedrooms and family bathroom to the first floor and master bedroom with en-suite to the top floor. Outside, the garden has been well landscaped with lawn and patio area, and to the front there is space for off road parking. The property is ideally situated within a cul-de-sac offering great access to local shops, train station, schools and a local park. Internal viewings come highly recommended to fully appreciate this great example of a turn-key semi-detached character family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor, under stairs storage cupboard and doors leading to all principal rooms. The lounge is situated to the front aspect with feature fireplace, bay window, bespoke fitted cupboards and plantation shutters to the bay window. The kitchen/dining/living room overlooks the rear garden and has been fitted with a range of wall and base level units 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, slimline dishwasher, space for fridge/freezer, windows to the rear aspect, skylights and door leading to the garden. There is also the ever useful utility room which has space for a washing machine and tumble dryer and which includes a wash hand basin and W.C.

The first floor consists of a landing, bedroom two which is situated to the front aspect and bedroom three which overlooks the rear aspect. Both bedrooms are complemented by plantation shutters and bespoke fitted wardrobes. There is also the family bathroom on this floor, which has been fitted with a panel enclosed shower bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the side aspect.

The second floor consists of the main bedroom with window to the rear aspect, skylights and access to the en-suite which has been fitted with shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the rear aspect.



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# Accommodation



## Ground Floor Entrance Hall

### Lounge

19' 2" x 10' 9" (5.84m x 3.28m)

### Kitchen Area

9' 7" x 9' 5" (2.92m x 2.87m)

### Dining Area

10' 6" x 5' 3" (3.20m x 1.60m)

### Living Area

11' 1" x 7' 8" (3.38m x 2.34m)

### Utility

8' 9" x 6' 6" (2.67m x 1.98m)

## First Floor Landing

### Bedroom 2

13' 1" x 11' 4" (3.99m x 3.45m)

### Bedroom 3

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

### Family Bathroom

10' 4" x 7' 7" (3.15m x 2.31m)

## Second Floor Main Bedroom

18' 3" x 12' 2" (5.56m x 3.71m)

### En-suite

5' 6" x 5' 3" (1.68m x 1.60m)

## Outside Garden

## Parking



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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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