

Guide Price

£475,000

£450,000

Garnham
H Bewley

3 Mill Close, East Grinstead



- Semi - Detached Family Home
- Three Bedroomed Semi - Detached
- Spacious Living / Dining Room
- Fitted Kitchen
- Family Bathroom
- Front and Rear Gardens
- Driveway and Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



3 Mill Close, East Grinstead, West Sussex RH19 4DE

Guide Price £450,000 - £475,000. Garnham H Bewley are pleased to present to the market this three bedroomed semi-detached family home situated within a quiet position offering a great opportunity to extend subject to the relevant planning permissions. This is the first time the property has been on the market in many years and the accommodation currently boasts kitchen, lounge/dining room, three bedrooms to the first floor, family bathroom, driveway parking and garage. Outside the rear garden is of a real feature offering a great size for all the family and the property is nestled within a tucked away cul-de-sac location. Internal viewings come highly recommended to fully appreciate this great example of a semi-detached family home. The property is offered to the market with no onward chain.

The ground floor consists of front door into the entrance hall with stairs leading to the first floor, under stair storage and a window to the side aspect. The kitchen is situated to the rear of the property and has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, space for fridge/freezer, washing machine and oven, window to the rear aspect and door leading to the side walk way. The lounge/dining room expands from the front to the rear of the property with a bay window to the front aspect providing plenty of light, French doors onto the patio and a feature brick fireplace.

The first floor consists of landing with window to the side aspect. The main bedroom and bedroom three are both set to the front aspect and bedroom two overlooks the private rear garden. There is also the family bathroom which has been fitted with a panelled enclosed bath with shower over, wash hand basin, low level W.C, part tiled walls and window to the rear aspect.

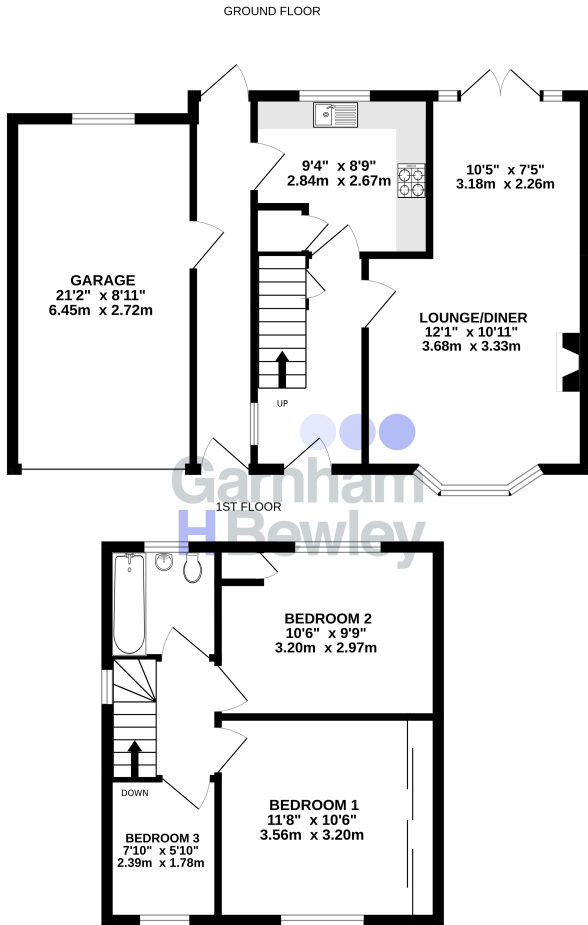
Outside, the rear garden has a good sized patio area ideal for entertaining leading to a lawned garden with a mature range of shrubs and borders. There is a summer house enjoying a southerly aspect and great privacy throughout the garden. There is covered access to the side of the property and side access to the detached garage. To the front there is ample driveway parking leading to the garage which comes complete with light and power. The Meads Primary school is within a stones throw.

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Accommodation



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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Entrance Hall

Living Room

10' 11" x 12' 1" (3.33m x 3.68m)

Dining Room

10' 5" x 7' 5" (3.17m x 2.26m)

Kitchen

8' 9" x 9' 4" (2.67m x 2.84m)

First Floor

Master Bedroom

11' 8" x 10' 6" (3.56m x 3.20m)

Bedroom 2

10' 6" x 9' 9" (3.20m x 2.97m)

Bedroom 3

7' 10" x 5' 10" (2.39m x 1.78m)

Family Bathroom

Front Garden

Rear Garden

Garage

21' 2" x 8' 11" (6.45m x 2.72m)

Driveway



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.6 miles

Dormans Station

2.7 miles

Lingfield Station

4.0 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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