

Offers in Region of

£425,000

Garnham
H Bewley

8 Warburton Close, East Grinstead



- Three Bedroomed Family Home
- Spacious Lounge
- Kitchen / Breakfast Room
- Family Bathroom
- Front & Rear Garden
- Modern Gas Central Heating
- Driveway for Two Vehicles
- Garage

For further information contact Garnham H Bewley:

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



8 Warburton Close, East Grinstead, West Sussex RH19 3TX

Garnham H Bewley are delighted to offer for sale this impressive three bedroomed semi-detached family home offered in beautiful decorative order with spacious accommodation benefitting from driveway parking for two cars and garage en block.

The ground floor accommodation consist of a useful entrance porch leading to an inviting entrance hall with stairs to the first floor landing, under stairs storage, wood laminate flooring which continues through the entire house and a door to the living room and kitchen / diner. The spacious lounge is situated to the front of the property and has a large window to the front aspect providing plenty of light, feature fireplace and a door leading to the kitchen / diner. The kitchen / diner is fitted in a comprehensive range of wall and base level units with area of worksurfaces, breakfast bar, inset sink / drainer with mixer tap, built in single oven with four ring hob and cooker hood above, part tiled walls space for kitchen appliances, space for dining table and chairs, window to the rear aspect and French doors out onto the rear garden.

The first floor accommodation consists of three bedrooms of which the master bedroom and bedroom two are great size double rooms with built-in double wardrobes and bedroom three has a single built in wardrobe. The three bedrooms are complemented by the family bathroom fitted with a white suite with Aqualisa shower, glass shower screen, low-level WC, vanity style wash hand basin with storage under and mirror over, heated towel rail, fully tiled walls and a window to the rear aspect.

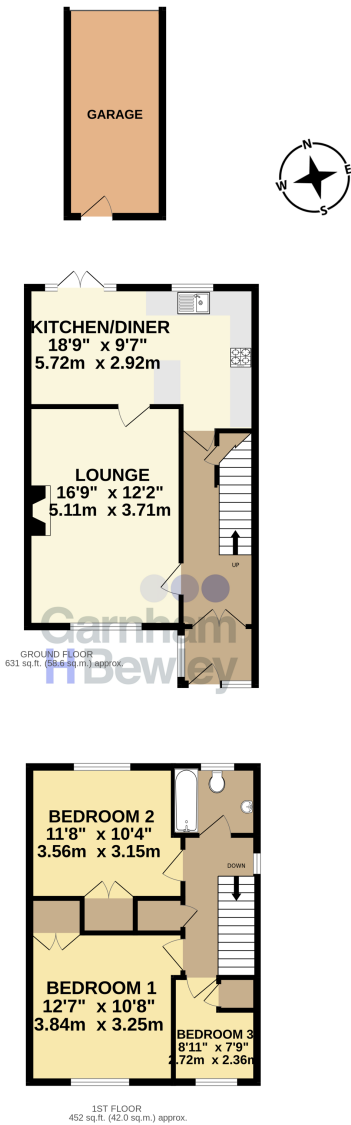
Outside, there is brick block paved driveway providing parking for two cars and side gate access to the rear garden. The rear garden is laid to lawn with a patio area and separate decked area providing space for entertaining, garden shed and gate access to steps leading to the garage which has been partially converted and is now used as a hobbies room with a separate power supply. The property is situated within close proximity of Estcots primary school, Sackville secondary school, East Court recreational ground and East Grinstead town centre and mainline railway station.



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Accommodation



8 Warburton Close - Floorplan

TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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.
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Entrance Porch

Entrance Hall

Lounge

16' 9" x 12' 2" (5.11m x 3.71m)

Kitchen / Breakfast Room

18' 9" x 9' 7" (5.71m x 2.92m)

First Floor

Master Bedroom

12' 7" x 10' 8" (3.84m x 3.25m)

Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom 3

8' 11" x 7' 9" (2.72m x 2.36m)

Family Bathroom

Front and Rear Garden

Driveway

Garage



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.8 miles

Dormans Station

2.3 miles

Lingfield Station

3.7 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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