

£485,000

£475,000

Garnham
H Bewley

31 Mallard Place, East Grinstead



- Three Bedroom Link-Detached
- Two Reception Rooms
- Fitted Kitchen
- Downstairs Cloakroom
- Conservatory
- Driveway Parking and Garage
- Generous Sized Plot
- No Onward Chain

For further information contact Garnham H Bewley:

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



31 Mallard Place, East Grinstead, West Sussex RH19 4TF

Guide Price £475,000 - £485,000. Garnham H Bewley are delighted to offer for sale this delightful three bedroom family home situated on the popular Herontye development benefitting from two separate reception rooms, a fitted kitchen, stunning conservatory, family bathroom, ample driveway parking, large garage, generous sized front and rear gardens and a generous size landscaped and regularly maintained communal open green. The property is easily accessible for Sackville Secondary School, Estcots and the Meads Primary School, East Grinstead High Street and mainline railway station to London terminals. The property has no onward chain.

The ground floor accommodation consists of entrance porch with built-in bin store with store for bin and gas and electricity meters, outside light and door to the reception hall which has stairs to the first floor landing and an under stairs storage cupboard. The downstairs cloakroom has a wash hand basin with tiled splashback, low level W.C and a single radiator. The spacious lounge enjoys double aspect windows with a box bay window to the front aspect, plenty of space for a dining table and chairs. The fitted kitchen is set to the rear of the property and enjoys a view over the rear garden fitted in a comprehensive range of wall and base level units with area of work surface over, inset sink/drain, Neff gas hob, Neff single oven, integrated fridge, Bosch washing machine, part tiled walls and a window to the rear aspect and a door into the garage. The dining room is set alongside the kitchen and has French doors opening onto the conservatory which overlooks the attractive and private rear garden.

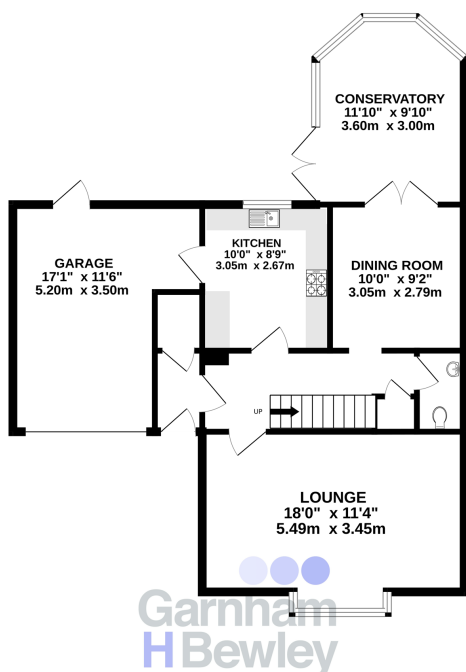
The first floor accommodation consists of three bedrooms of which all three bedrooms have the luxury of fitted wardrobes of which the master bedroom is a very generous size with potential for an en-suite bathroom. The three bedrooms are complimented by the family bathroom fitted with a large walk in shower, low-level WC, wash hand basin with storage under, part tiled walls, shaver point, radiator and a window to the side aspect.

Outside, the property occupies a quiet cul-de-sac location and to the front of the property is driveway parking leading to a generous size garage with access to the rear garden, wall mounted boiler and a door to the kitchen. The attractive rear garden has a patio area and a variety of mature shrubs and flowering plants, further seating area, shed, area of lawn and an outside tap. The garden enjoys great privacy and enjoys a southerly aspect rear garden.

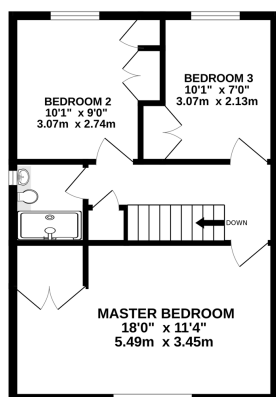
Welcome
Home

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1ST FLOOR



Accommodation

Entrance Porch

Entrance Hall

Lounge

18' 0" x 11' 4" (5.49m x 3.45m)

Kitchen

10' 0" x 8' 9" (3.05m x 2.67m)

Dining Room

10' 0" x 9' 2" (3.05m x 2.79m)

Conservatory

11' 10" x 9' 10" (3.61m x 3.00m)

Downstairs W.C.

First Floor

Master Bedroom

18' 0" x 11' 4" (5.49m x 3.45m)

Bedroom 2

10' 1" x 9' 0" (3.07m x 2.74m)

Bedroom 3

10' 1" x 7' 0" (3.07m x 2.13m)

Family Bathroom

Driveway Parking

Front Garden

Garage

17' 1" x 11' 6" (5.21m x 3.51m)

Rear Garden

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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NEAREST RAILWAY STATIONS

East Grinstead Station

0.6 miles

Dormans Station

2.4 miles

Lingfield Station

3.8 miles

East Grinstead
01342 410227

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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