

Guide Price

£770,000

£750,000

Garnham  
H Bewley

Harwoods Lane, East Grinstead



- Detached Family Home
- Three / Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Open Plan Kitchen / Breakfast Area
- Beautiful Condition Throughout
- Garage & Two Driveways
- Close To Town & Station

For further information contact Garnham H Bewley:

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



## Kenmore, Harwoods Lane, East Grinstead, West Sussex RH19 4NQ

Guide Price £750,000 - £770,000. Gamham H Bewley are delighted to present to the market this beautifully presented and extended three/four bedroom detached family home. Located on a private lane this property comprises three reception rooms, an extended kitchen diner, utility room, three double bedrooms, two bathrooms, beautiful rear garden, garage, two driveways offering space for four vehicles and is located a short distance from the main town centre and mainline station.

The ground floor comprises a welcoming entrance hallway which provides access to most of the downstairs rooms and also where there are stairs leading to the first floor. To the front of the property is the main lounge living area which is a great size and has a window facing the front aspect. The lounge conveniently opens up through to the rear of the property where there is an extended Kitchen/breakfast room. Also situated towards the front of the property is a second reception area which is currently being used as an office but can be versatile due to its size. The extended kitchen/family area is a well designed space for all the family to enjoy. The kitchen is fitted with a range of wall and base level units providing ample storage and work surface. The kitchen is fitted with a selection of integrated appliances but also benefits from a separate utility room. Also on the ground floor is a separate study which could also be used as a fourth single bedroom.

On the first floor there are three bedrooms and two bathrooms. The master bedroom which is a fantastic size benefits from a selection of built-in wardrobes, dressing area, a double aspect outlook and his own ensuite bathroom. Bedroom two, another good size double has a view towards the rear garden and also benefits from built-in wardrobes. Bedroom three, further double as a view towards the front aspect. Bedroom two and three complimented by the family bathroom which has been fitted with a double shower, low-level WC, wash hand basin, tiled walls and a window towards the back garden.

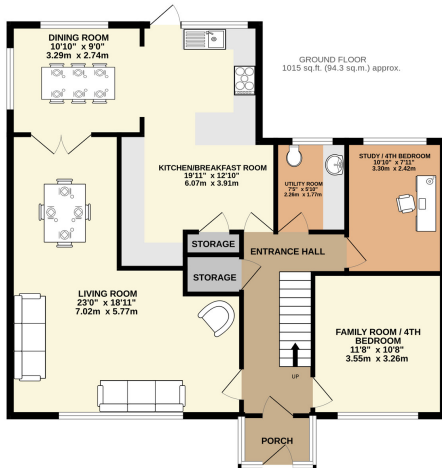
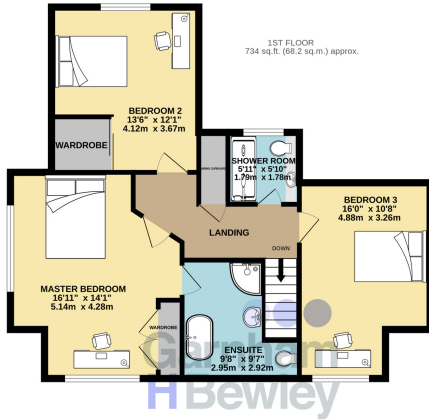
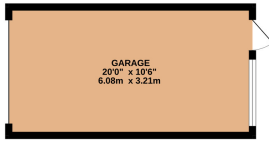
Outside the property enjoys a beautifully maintained rear garden, offering a selection of mature shrubs and flowerbeds, spacious patio area and lawn. There is also a garage with power accessible via the rear garden and two separate driveways offering parking for 4 cars.



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OUTSIDE  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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# Accommodation

## Ground Floor

### Entrance Porch

### Entrance Hallway

### Living Room

23' 0" x 18' 11" (7.01m x 5.77m)

### Kitchen/Breakfast Room

19' 11" x 12' 10" (6.07m x 3.91m)

### Dining Room

10' 10" x 9' 0" (3.30m x 2.74m)

### Utility Room / WC

7' 5" x 5' 10" (2.26m x 1.78m)

### Study / Bedroom Four

10' 10" x 7' 11" (3.30m x 2.41m)

### Family Room / Bedroom Four

11' 8" x 10' 8" (3.56m x 3.25m)

## First Floor

### Master Bedroom

16' 11" x 14' 1" (5.16m x 4.29m)

### Ensuite / Bathroom

9' 8" x 9' 7" (2.95m x 2.92m)

### Bedroom Two

13' 6" x 12' 1" (4.11m x 3.68m)

### Bedroom Three

16' 0" x 10' 8" (4.88m x 3.25m)

### Shower room

5' 11" x 5' 10" (1.80m x 1.78m)

## Outside

### Rear Garden

### Two Driveways

### Garage

20' 0" x 10' 6" (6.10m x 3.20m)



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## NEAREST STATIONS

East Grinstead Station - 0.7 miles

Dormans Station - 2.6 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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