

£800,000

25 Fairlawn Drive, East Grinstead



- Four Double Bedrooms
- Open Plan Kitchen Family Room
- Spacious Lounge Area
- Three Reception Rooms
- Utility and Downstairs W.C
- Ensuite & Modern Family Bathroom
- Driveway Parking For Four Cars
- South Facing Rear Garden

For further information contact Garnham H Bewley:

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



25 Fairlawn Drive, East Grinstead, West Sussex RH19 1NR

Garnham H Bewley are delighted to present to the market this four double bedroom detached family home. Located on the ever popular Imberhome estate this property boasts four double bedrooms, two bathrooms, three reception rooms, a modern open plan kitchen/family area, a beautifully landscaped rear garden, detached summer house and driveway parking for up to four vehicles. The property is also ideal for someone looking to work from home with Virgin fibre high speed internet and hardwired CAT5e through the whole house via ethernet switch in the loft and the Garage has been converted to an office with ethernet and Cable TV and Speaker ports to turn into home Cinema if required. The ground floor comprises a welcoming entrance hallway which provides access to most of the downstairs rooms and also where you will find stairs leading to the first floor. The main lounge is a generous size and benefits from a view out towards the front aspect, a fully functional wood burner and an opening leading round to the separate dining area. Accessed via the dining room and main entrance hallway is the open plan kitchen/family room. This cleverly designed space is a real feature to the downstairs living arrangement and can be versatile in its use. Within the kitchen there is a range of wall and base level units which offer a generous amount of storage and are topped with Italian quartz worksurfaces. The kitchen is complemented by the separate utility/boot room which houses the washing machine and tumble dryer and also where there is a door leading out to the side aspect. Also on the ground floor and within what would have been the original garage is the additional office/family room which due to its size could be used differently depending on your requirements. Throughout the ground floor the property benefits from underfloor heating, solid wooden flooring and has use of a separate WC. On the first floor of the property there are four double bedrooms, two bathrooms and a generous amount of storage. The master bedroom which is a fantastic size has a pleasant view over the rear garden, built-in double wardrobes and access to the ensuite shower room. The ensuite which has been recently modernised, has a double walk-in shower, low-level WC, wash hand basin, heated towel rail, fully tiled walls and a window to the front aspect. Bedrooms two and three which are both double bedrooms offer built-in storage and far-reaching views towards the North Downs. Bedroom four which can also be used as a double bedroom has a view over the rear garden and built-in wardrobes. Bedrooms two, three and four are all complimented by the main family bathroom. The main bathroom is fitted with a panel enclosed bath with shower and shower screen, low-level WC, wash hand basin, heated towel rail, fully tiled walls and a window towards the rear aspect. Outside, the rear garden is a fantastic size and benefits from a newly laid large patio area which is accessible off the dining room. The patio area has a few steps leading to a large expanse of lawn. Towards the rear of the garden is the detached summer house which is complimented by a large seating area ideal for entertaining. The summer house is insulated so could be used all year round and benefits from a power supply. In addition to the summer house there is a large workshop/Shed which also benefits from a power supply. Towards the front of the property is the recently updated driveway which provides space for up to four cars.

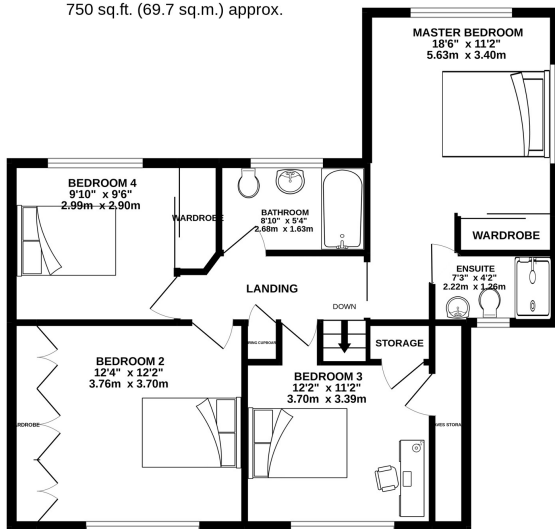
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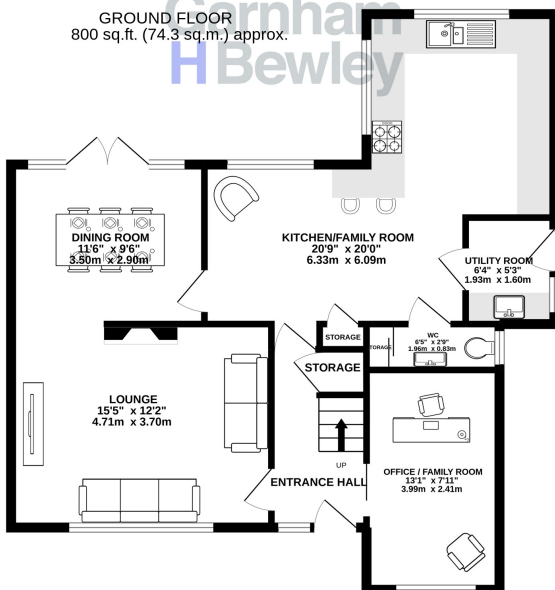


Accommodation

1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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Ground Floor

Entrance Hallway

Lounge

15' 5" x 12' 2" (4.70m x 3.71m)

Dining Room

11' 6" x 9' 6" (3.51m x 2.90m)

Kitchen / Family Room

20' 9" x 20' (6.32m x 6.10m)

Utility Room

6' 4" x 5' 3" (1.93m x 1.60m)

Downstairs WC

6' 5" x 2' 9" (1.96m x 0.84m)

Office / Family Room

First Floor

Master Bedroom

18' 6" x 11' 2" (5.64m x 3.40m)

Ensuite Shower Room

7' 3" x 4' 2" (2.21m x 1.27m)

Bedroom Two

12' 4" x 12' 2" (3.76m x 3.71m)

Bedroom Three

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom Four

9' 10" x 9' 6" (3.00m x 2.90m)

Main Bathroom

8' 10" x 5' 4" (2.69m x 1.63m)

Outside

Rear Garden

Summer House

Driveway



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