

Guide Price

£700,000

Garnham  
H Bewley

74 Dunnings Road, East Grinstead



- Four Bedroom Detached Family Home
- Two Bathrooms & Downstairs W/C
- Open Plan Lounge / Diner / Family Room
- Modern Fitted Kitchen
- Second Reception Room & Separate Study
- Private Rear Garden
- Beautifully Presented Throughout
- Close To Town, Schools & Station

For further information contact Garnham H Bewley:

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## 74 Dunnings Road, East Grinstead RH19 4AH

Garnham H Bewley are delighted to present to the market this beautifully presented and extended four bedroom, two bathroom detached family home. Presented to the market in excellent condition throughout this property comprises four double bedrooms, two bathrooms, open plan lounge/living area, modern fitted kitchen, additional reception room, downstairs office, separate utility room, private garden and gated driveway parking for multiple cars.

On the ground floor there is a welcoming entrance hallway which provides access to the downstairs WC, has an opening through to the main lounge living area and also where there are stairs leading to the first floor. The main living area is a fantastic size and stretches from the front of the property to the rear creating a bright and airy space. The lounge has a large window facing the front aspect and the dining section benefits from bifold doors leading out to the rear garden.

The dining area conveniently opens up through to the modern kitchen which has been fitted with a range of wall and base level units creating ample storage and a vast amount of solid work surface. Also on the ground floor there is a second reception room which faces the front aspect and due to its size can be versatile in its use. Towards the rear of the property is where you find the downstairs office which enjoys a pleasant view towards the rear garden. The ground floor also benefits from a separate utility room which allows space for additional appliances and provide access towards the side passage.

On the first floor, there are four double bedrooms and two bathrooms. The master bedroom which is a fantastic size double, benefits from a selection of built-in wardrobes, access to an ensuite shower and a pleasant view towards the front aspect. Bedroom two is another fantastic size double bedroom and enjoys a view towards the rear garden. Bedrooms three and four, which can also be used as double bedrooms both benefit from a unique mezzanine level accessible via freestanding ladder. The mezzanine levels not only provide fantastic additional storage areas that can both be versatile in their use. Bedroom two, three and four are complimented by the four piece family bathroom which is fitted with a freestanding oval bath, double shower, low-level WC, wash hand basin, heated towel, tiled walls and a privacy style window towards the rear aspect.

Outside the property enjoys a well maintained rear garden with spacious sitting area that leads down to a section of lawn. The garden is fence enclosed and provides side access leading to the front of the property where there is driveway parking for multiple cars. Overall this property is presented to the market in excellent condition throughout having recently undergone full modernisation.

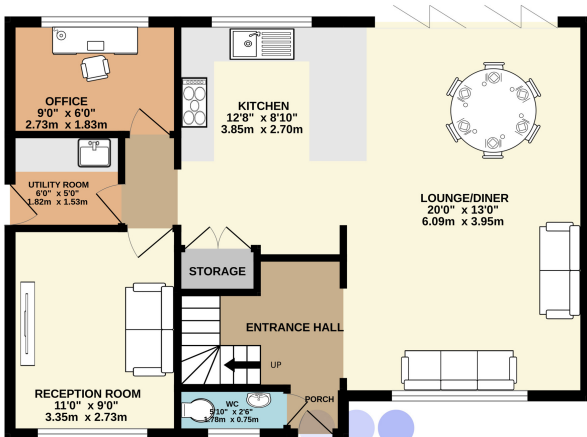
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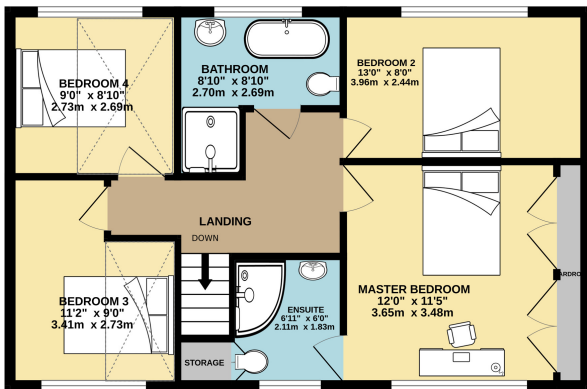


# Accommodation

**GROUND FLOOR**  
685 sq.ft. (63.6 sq.m.) approx.



**1ST FLOOR**  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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/Diner

20' 0" x 13' 0" (6.10m x 3.96m)

### Kitchen

12' 8" x 8' 10" (3.86m x 2.69m)

### Reception Room

11' 0" x 9' 0" (3.35m x 2.74m)

### Office

9' 0" x 6' 0" (2.74m x 1.83m)

### Utility Room

6' 0" x 5' 0" (1.83m x 1.52m)

### Downstairs WC

5' 10" x 2' 6" (1.78m x 0.76m)

## First Floor

### Master Bedroom

12' 0" x 11' 5" (3.66m x 3.48m)

### Ensuite

6' 11" x 6' 0" (2.11m x 1.83m)

### Bedroom Two

13' 0" x 8' 0" (3.96m x 2.44m)

### Bedroom Three

11' 2" x 9' 0" (3.40m x 2.74m)

### Bedroom Four

9' 0" x 8' 10" (2.74m x 2.69m)

### Bathroom

8' 10" x 8' 10" (2.69m x 2.69m)

### Outside

### Rear Garden

### Driveway



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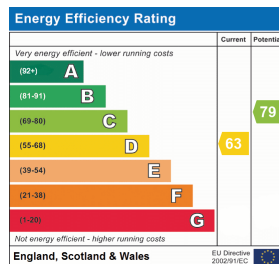


## NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 2.9 miles

Lingfield Station - 4.3 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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