

Guide Price:  
£725,000

£695,000

Garnham  
H Bewley

Blackberry Road, Felcourt, East Grinstead



- Stunning Detached Bungalow
- Completely Modernised Throughout
- Open Kitchen/Dining/Living Room
- Utility Room
- En-suite to the Main Bedroom
- Family Bathroom
- 15ft x 13ft garden Room
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

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



## Marville, Blackberry Road, Felcourt, East Grinstead, Surrey RH19 2LH

Garnham H Bewley are pleased to present to the market this stunning recently renovated four bedroom detached bungalow situated within the highly popular Felcourt area with views over fields to the front and providing great access for Lingfield village. The property has been tastefully finished by the current owners to provide a light and stylish living space and currently boasts open plan kitchen/dining/living room with skylights and bi-folding doors, utility room, four bedrooms with the main bedroom benefitting from an en-suite and family bathroom. Outside to the garden is the added bonus of the 15ft x 13ft garden room which comes complete with light, power and underfloor heating ideal for someone looking for a home office or great space for entertaining. To the front there is also the garage and ample driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a detached bungalow.

The ground floor consists of front door into entrance hall. The kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, breakfast bar, 1 1/2 bowl sink with drainer, integrated oven, induction hob with extractor hood above, dishwasher, space for American style fridge/freezer, access to the utility which has a additional sink, space for washing machine, tumble dryer and window to the front aspect. The living room is open plan to the kitchen/dining room with stunning bi-folding doors and three skylights allowing ample natural light. The main bedroom is set to the front aspect with window and access to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C. and heated towel rail. Bedroom two overlooks the front aspect and bedroom three is set to the side. The fourth bedroom is accessed via the living room but could be versatile in its use. There is also the family bathroom which has been fitted with a panel enclosed shower bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the side aspect.

Outside the garden has a patio area ideal for seating leading to a lawned garden with a range of mature shrubs and borders. To the rear of the garden is the stunning garden room which is versatile in its use and has French doors leading onto a balcony. To the front there is driveway parking leading to the garage and an area of garden.



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# Accommodation

GROUND FLOOR  
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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 Ground Floor

### Entrance Hall

### Kitchen/Dining Room

29' 9" x 13' (9.07m x 3.96m)

### Living room

19' 7" x 12' (5.97m x 3.66m)

### Utility Room

6' 8" x 4' 8" (2.03m x 1.42m)

### Main Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

### Bedroom 2

8' 8" x 7' 7" (2.64m x 2.31m)

### Bedroom 3

9' 9" x 6' 8" (2.97m x 2.03m)

### Bedroom 4

11' 9" x 9' 5" (3.58m x 2.87m)

### Family Bathroom

9' 3" x 5' 6" (2.82m x 1.68m)

### Outside Outside

### Garden

### Garden Room

15' 2" x 13' 3" (4.62m x 4.04m)

### Garage

15' 4" x 8' 6" (4.67m x 2.59m)

### Driveway



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