

£600,000

Garnham
H Bewley

5 Dickens Close, East Grinstead



- Extended Detached Family Home
- Four Bedrooms
- Lounge and Dining Room/Family Room
- Conservatory
- Kitchen/Breakfast Room
- Utility and Cloakroom
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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



5 Dickens Close, East Grinstead RH19 1SE

Garnham H Bewley are pleased to present to the market this deceptively spacious, extended four bedroom detached family home situated within a popular cul-de-sac location and enjoying a larger than average garden. The property has been tastefully modernised by the current owners to provide a light and stylish living space and the accommodation boasts kitchen/breakfast room, lounge, dining /family room, conservatory, entrance hall/study, utility room, downstairs cloakroom, family bathroom and garage. The property is situated with great access for East Grinstead station with access down the Worth Way and open countryside. Internal viewings come highly recommended to fully appreciate this great example of detached family home.

The upper ground floor consists of front door into entrance hall/study area with stairs to the ground or first floor. The ground floor consists of kitchen/breakfast room which has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated cooker, gas hob with extractor hood above, space for fridge/freezer, window to the rear aspect and door to side. The utility is accessed by the kitchen and has a base level units with space for washing machine, tumble dryer, dishwasher, freezer and window to the side aspect. The lounge is set to the front of the property with double aspect windows. The dining/family room gives access to the kitchen and conservatory with window to the rear aspect. There is also the downstairs cloakroom.

The first floor consists of landing with access to the airing cupboard. The master bedroom overlooks the rear garden with window. Bedrooms two and three are both set to the rear of the property and bedroom four is set to the front of the property. The bathroom has been fitted with a panel enclosed bath with mixer taps, shower point and glass screen, wash hand basin with vanity unit, heated towel rail, fully tiled and window to the side aspect. There is also the separate W.C. with wash hand basin.

Outside the rear garden is fence enclosed with patio leading to a lawned garden with a range of mature shrubs and borders and access to the side of the property. To the front there is an area of garden and driveway for three cars.



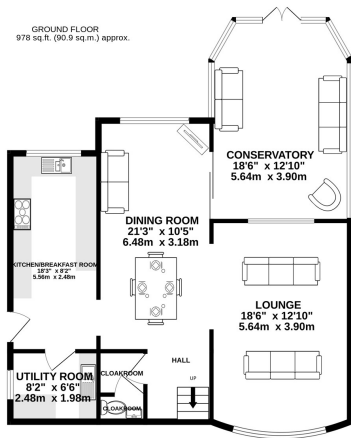
Welcome
Home



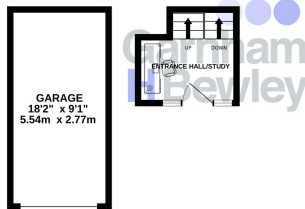
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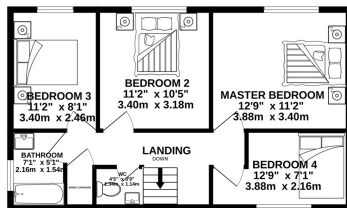
Accommodation



ENTRANCE HALL
236 sq.ft. (21.9 sq.m.) approx.



FIRST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



5 DICKENS CLOSE, EAST GRINSTEAD, WEST SUSSEX, RH19 1SE

TOTAL FLOOR AREA: 1784 sq.ft. (165.7 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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Upper Ground Floor

Entrance Hall/Study Area
9' 1" x 6' 1" (2.77m x 1.85m)

Ground Floor

Cloakroom

Kitchen/Breakfast Room
18' 3" x 8' 1" (5.56m x 2.46m)

Utility

8' 2" x 6' 9" (2.49m x 2.06m)

Lounge

18' 6" x 12' 9" (5.64m x 3.89m)

Dining Room

21' 3" x 10' 5" (6.48m x 3.18m)

Conservatory

18' 6" x 12' 5" (5.64m x 3.78m)

First Floor

Landing

Master Bedroom

12' 8" x 11' 2" (3.86m x 3.40m)

Bedroom 2

11' 2" x 10' 5" (3.40m x 3.18m)

Bedroom 3

11' 1" x 8' 1" (3.38m x 2.46m)

Bedroom 4

12' 9" x 7' 1" (3.89m x 2.16m)

Bathroom

6' 9" x 5' 1" (2.06m x 1.55m)

Separate W.C.

Outside

Garage

Driveway



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NEAREST STATIONS

East Grinstead Station - 0.2 miles

Dormans Station - 2.3 miles

Lingfield Station - 3.6 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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