

Guide Price

£600,000

£585,000

Garnham
H Bewley

28 Meadowcroft Close, East Grinstead



- Semi Detached Family Home
- Five Bedrooms
- Four Piece Family Bathroom
- Open Plan Lounge / Dining Area
- Open Plan Kitchen / Breakfast Room
- Integral Garage
- Driveway Parking For Multiple Cars
- Close To Town & Station

For further information contact Garnham H Bewley:

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



28 Meadowcroft Close, East Grinstead, West Sussex RH19 1NA

Guide Price £585,000 - £600,000. Garnham H Bewley are delighted to present to the market this extended five bedroom semi-detached family home. Offering five bedrooms, two reception areas, extended kitchen/breakfast room, four piece family bathroom, integral garage, generous rear garden, driveway parking for multiple vehicles and is located just a few minutes from popular state schools, mainline train station and town centre.

The ground floor comprises a welcoming entrance hallway which provides access to all the downstairs rooms. The main lounge / living area is a fantastic size benefiting from a log burner and a layout that conveniently opens up through to the dining area. Towards the rear of the property is the extended kitchen breakfast room and the kitchen is fitted with a range of wall base units creating ample work surface and storage and allows space for a variety of appliances. Also on the ground floor is the integral garage which is accessible via the front porch.

On the first floor, there are five bedrooms, a four piece family bathroom and separate WC. The master bedroom is located towards the front of the property and provides space for a variety bedroom style furniture with a pleasant outlook towards the front aspect. Bedrooms two and three are also fantastic size double bedrooms and allow space for freestanding wardrobes if required. Bedroom four and five are fantastic size single/office areas so can be versatile in their use. All bedrooms are complimented by the family bathroom which is fitted with a panel enclosed bathroom, double corner shower, wash hand basin, WC and privacy style window facing the rear aspect. On the first floor there is also a separate WC with windows to the rear aspect.

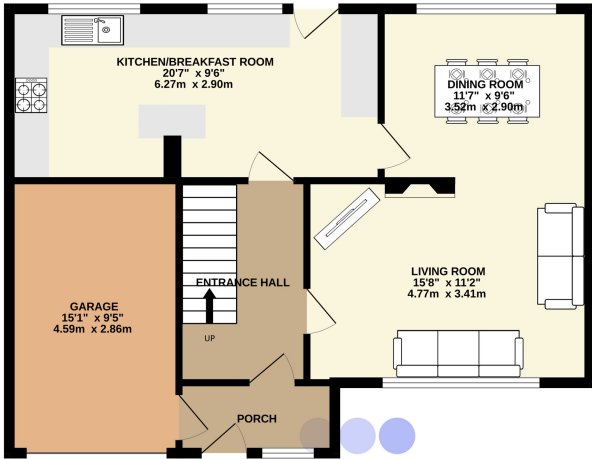
Outside the garden enjoys a spacious decking area which leads down to a section of lawn. The garden is a fantastic space for the family to enjoy and also leads round the side of the property where there is access to the front driveway. The garden benefits from a selection of mature shrubs and hedges and has a perfect aspect to catch the afternoon/evening sun. Overall the property is presented to the market in good condition throughout and is ideal for any family due to extended floorplan.



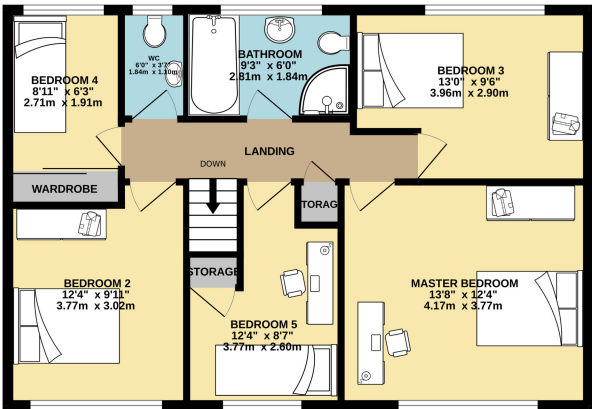
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Accommodation

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



**Garnham
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1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.0 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

Porch

Entrance Hallway

Living Room

15' 8" x 12' 2" (4.78m x 3.71m)

Dining Room

11' 7" x 9' 6" (3.53m x 2.90m)

Kitchen/Breakfast Room

20' 7" x 9' 6" (6.27m x 2.90m)

Integral Garage

15' 1" x 9' 5" (4.60m x 2.87m)

First Floor

Master Bedroom

13' 8" x 12' 4" (4.17m x 3.76m)

Bedroom Two

12' 4" x 9' 11" (3.76m x 3.02m)

Bedroom Three

13' 0" x 9' 6" (3.96m x 2.90m)

Bedroom Four

8' 11" x 6' 3" (2.72m x 1.91m)

Bedroom Five

12' 4" x 8' 7" (3.76m x 2.62m)

Bathroom

9' 3" x 6' 0" (2.82m x 1.83m)

WC

6' 0" x 3' 7" (1.83m x 1.09m)



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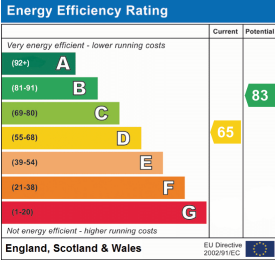


NEAREST STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.3 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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