

Price

£425,000

33 Kennedy Avenue, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Extended Lounge
- Family Room
- Family Bathroom
- Garden
- Garage and Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

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## 33 Kennedy Avenue, East Grinstead, West Sussex RH19 2DH

Garnham H Bewley are delighted to present to the market this spacious, three bedroom extended family home enjoying a great size private rear garden. The property boasts a large lounge/family room, fitted kitchen, dining room, three family sized bedrooms, upstairs family bathroom, private generous sized rear garden, detached garage behind gates and ample driveway parking.

The ground floor consists of entrance porch which opens through to the reception hall which has stairs to the first floor landing, under stair storage and doors to all downstairs rooms. The spacious lounge has a feature multi-fuel eco stove and opens through to the family room which enjoys a wonderful aspect over the rear garden with sliding patio doors onto the patio area. The dining room is a good size and has a large window over-looking the front garden providing plenty of light. The kitchen is fitted with a range of wall and base level units with one bowl sink/drain, area of work surfaces, space for an oven, space for a fridge/freezer, washing machine and dishwasher, wall mounted boiler, window to the rear aspect, door leading to a larder and access outside to the garage and driveway.

The first floor has three good size family bedrooms with the master bedroom over-looking the rear aspect and bedrooms two and three overlooking the front. All three bedrooms are complimented by the family bathroom which has a panel enclosed bath with shower over, glass folding shower screen, low level WC, vanity wash hand basin with storage under, mirror with shaver point, storage cupboard, fully tiled walls and window to the rear aspect.

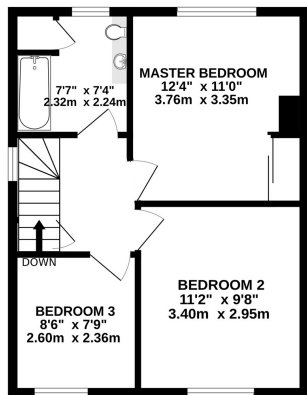
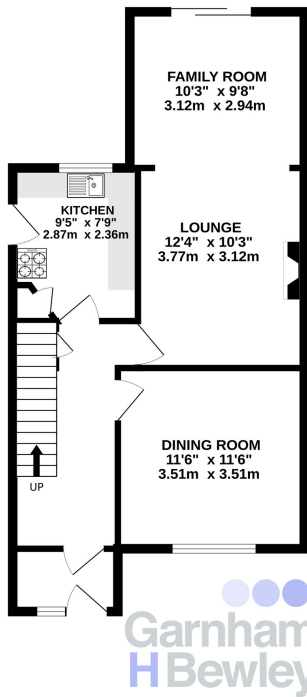
Outside, to the front is laid to lawn with driveway parking and double wooden gates leading to the detached garage with an up and over door. The generous size private rear garden is a real treat and is mainly laid to lawn with several seating areas, a variety of mature shrubs and flowering plants, outside shed and plenty of space for all the family to enjoy. The property has plenty of space and scope for extending subject to planning permission if one wished.



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# Accommodation



## Ground Floor Entrance Hall

### Kitchen

9' 5" x 7' 9" (2.87m x 2.36m)

### Lounge

12' 4" x 10' 3" (3.76m x 3.12m)

### Dining Area

10' 3" x 9' 8" (3.12m x 2.95m)

### Family Room

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

## First Floor Landing

### Main Bedroom

12' 4" x 11' 0" (3.76m x 3.35m)

### Bedroom 2

11' 2" x 9' 8" (3.40m x 2.95m)

### Bedroom 3

8' 6" x 7' 9" (2.59m x 2.36m)

### Family Bathroom

7' 7" x 7' 4" (2.31m x 2.24m)

## Outside Garden

## Garage

## Driveway

TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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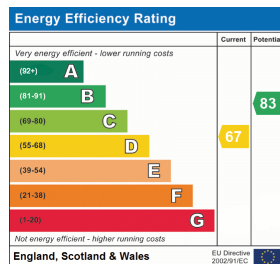


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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification 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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