

Guide Price

£540,000

£525,000

Garnham  
H Bewley

37 Crossways Avenue, East Grinstead



- Three Bedroomed Family Home
- Spacious Lounge & Dining Room
- Downstairs Cloakroom
- Fitted Kitchen
- Conservatory
- Front & Rear Garden
- Driveway & Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



## 37 Crossways Avenue, East Grinstead, West Sussex RH19 1JD

Guide Price £525,000 - £540,000. Garnham H Bewley are delighted to offer for sale for the first time since built this fabulous three bedroomed detached family home built in the 1950's offered to the market with no onward chain.

The ground floor accommodation consists of an inviting entrance hall with stairs to the first floor landing, separate W.C and access to the kitchen and lounge. The spacious lounge / dining room extends the depth of the property with French doors onto the garden, bay window to the front aspect providing plenty of light and a stone fireplace. The kitchen is fitted with base and wall level units with area of work surfaces, inset one and a half bowl sink / drainer, space for washing machine, space for cooker, floor mounted boiler, part tiled walls, space for upright fridge / freezer, window to the rear aspect and door to the conservatory. The conservatory enjoys a lovely aspect over the rear garden and has access into the garage.

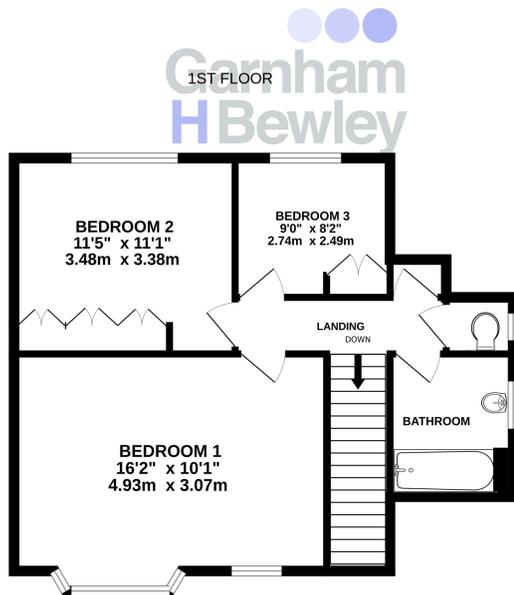
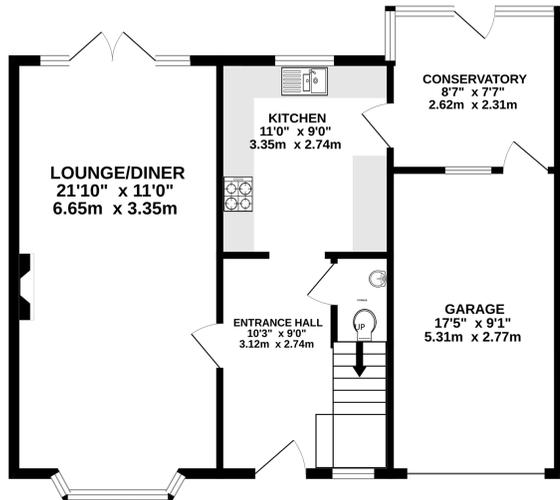
The first floor accommodation consist of a master bedroom which is situated to the front of the property and has the benefit of two windows to the front aspect providing plenty of light. Some similar houses have added an ensuite shower room. Bedroom two and bedroom three are situated to the rear of property enjoying a wonderful outlook over the garden and have fitted wardrobes. There is a family bathroom and a separate WC.

Outside, to the front is driveway parking, garage with up and over door, window to the rear and side access. The front garden is well established with mature shrubs. The rear garden is well established with a variety of mature shrubs and flowering plants and is mainly laid with a patio area. The property is located within close proximity of East Grinstead station, popular primary and secondary schools and great motorway links.



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# Accommodation

## Entrance Hall

10' 3" x 9' 0" (3.12m x 2.74m)

## Lounge

21' 10" x 11' 0" (6.65m x 3.35m)

## Kitchen

11' 9" x 9' 0" (3.58m x 2.74m)

## Conservatory

8' 7" x 7' 7" (2.62m x 2.31m)

## First Floor

### Master Bedroom

16' 2" x 10' 1" (4.93m x 3.07m)

### Bedroom 2

11' 1" x 11' 5" (3.38m x 3.48m)

### Bedroom 3

9' 0" x 8' 2" (2.74m x 2.49m)

### W.C

### Bathroom

### Driveway

### Garage

17' 5" x 9' 1" (5.31m x 2.77m)

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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## NEAREST RAILWAY STATIONS

East Grinstead Station

0.25 miles

Dormans Station

2.1 miles

Lingfield Station

3.4 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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