

Guide Price

£400,000

Garnham
H Bewley

199 Garden Wood Road, East Grinstead



- Fabulous Three Bedroom Home
- Spacious Lounge
- Kitchen / Dining Room
- Three Double Bedrooms
- Refitted Family Bathroom
- Parking and Garage
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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199 Garden Wood Road, East Grinstead, West Sussex RH19 1SH

We are delighted to present this beautifully maintained three-bedroom mid-terraced family home, ideally located within the highly sought-after Garden Wood Estate. This delightful property is within easy reach of East Grinstead's mainline railway station, offering excellent transport links for commuters. Boasting ample driveway parking, a garage, and a beautifully landscaped, tiered rear garden, this home is a perfect choice for families looking for a move-in-ready property.

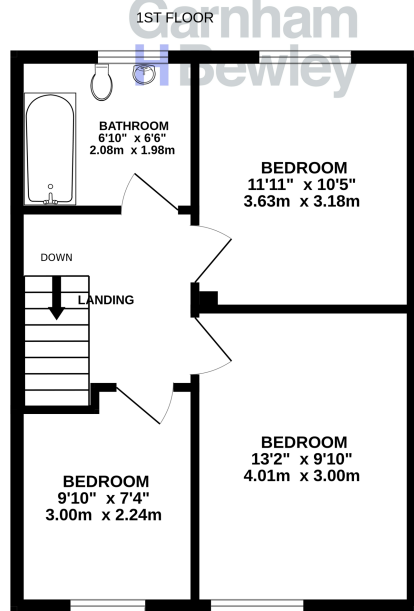
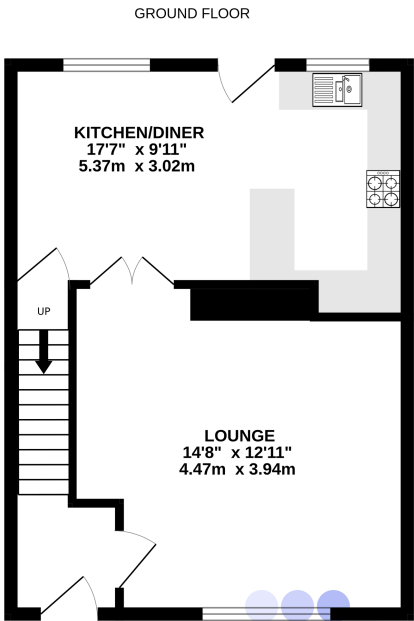
The ground floor offers a welcoming atmosphere, starting with a bright and airy lounge featuring a large front-facing window that floods the room with natural light. The wood laminate flooring flows seamlessly through to the open-plan kitchen/dining room, providing a modern, cohesive feel throughout. The lounge opens directly into the generously-sized kitchen/diner at the rear, which offers convenient access to the stunning tiered garden—ideal for alfresco dining and outdoor relaxation. The kitchen is fully fitted with a comprehensive range of stylish wall and base-level units, providing ample storage and work surfaces. The space includes a breakfast bar, a Neff built-in oven, a one-and-a-half bowl inset sink, and space for a breakfast table. Additionally, there is a handy storage cupboard beneath the stairs, providing even more practical space for the home.

The first-floor accommodation comprises three generously-sized double bedrooms, each offering plenty of space for furniture. Bedroom one and two feature charming part wall panelling, adding character to these rooms. The beautifully refitted family bathroom is also located on this floor, offering modern fixtures and fittings, including a vanity-style wash hand basin with storage, a panelled enclosed bath with a shower over, a glass shower screen, a heated towel rail, and a low-level WC. A rear-facing window allows natural light to fill the bathroom, creating a serene and relaxing atmosphere.

To the front of the property, you'll find a neatly landscaped lawn area, with steps leading up to the front door. The driveway offers ample parking and gives access to the attached garage. At the rear, the garden has been beautifully landscaped into several tiers, creating a picturesque and functional outdoor space. With multiple seating areas at different levels, this garden offers a wonderful setting for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. Prime Location: Convenience and Accessibility This home is perfectly situated for easy access to East Grinstead town centre, offering a variety of shops, restaurants, and local amenities. It's also close to highly regarded local schools, making it ideal for families. The excellent transport links, including the nearby mainline railway station, ensure that commuting to London or beyond is both quick and



Accommodation



Entrance Hall

Living Room

14' 8" x 12' 11" (4.47m x 3.94m)

Kitchen / Breakfast Room

17' 7" x 9' 11" (5.36m x 3.02m)

First Floor

Master Bedroom

13' 2" x 9' 10" (4.01m x 3.00m)

Bedroom 2

11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom 3

9' 10" x 7' 4" (3.00m x 2.24m)

Family Bathroom

Garage

Parking

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

0.3 miles

Dormans Station

2.4 miles

Lingfield Station

3.7 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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