

Offers In Region Of

£425,000

Garnham  
**H**Bewley

1 Kindersley Close, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Bathroom & Downstairs WC
- Spacious Lounge / Living
- Separate Modern Kitchen
- Private Rear Garden
- Garage & Driveway Parking
- Quiet Cul-De-Sac Location

For further information contact Garnham H Bewley:

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





## 1 Kindersley Close, East Grinstead, West Sussex RH19 3NJ

Garnham H Bewley are delighted to offer for sale this well presented three bedroom semi-detached family home. Situated in a quiet cul-de-sac location, this home benefits from two reception rooms, a separate fitted kitchen, modern family bathroom, driveway parking for three cars, garage and a private landscaped rear garden.

The ground floor accommodation consists of entrance hall, downstairs cloakroom, a bright and spacious lounge with a large window to the front aspect providing plenty of light, under stair storage cupboard, a door to the kitchen and an opening through to the dining area. The dining room enjoys a wonderful outlook over the rear garden with French doors to the private seating area. The kitchen consists of a range of wall and base level units with area of work surface, one bowl sink/drainage, washing machine, fridge and freezer and dishwasher, built in oven with cooker hood over, hob, cupboard housing boiler, part tiled walls, window to the rear aspect and a side door to the garden with a path leading to the garage.

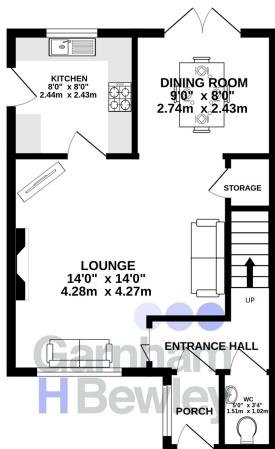
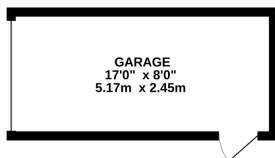
The first floor accommodation consists of a spacious landing, airing cupboard and loft hatch. Bedroom two and three are situated to the front of the property which overlook the front aspect. The master bedroom is set to the rear of the property and provides space for a variety of bedroom style furniture. The three bedrooms are complemented by the family bathroom fitted in a white suite with a panel enclosed bath with shower, low level W.C, wash hand basin, heated towel rail, part tiled walls and a window to the rear aspect.

Outside and to the front of the property is driveway parking for three cars. The garage has an electric door with power, light and a door to the rear garden. The rear garden is beautifully landscaped and is mainly laid to lawn with flowerbeds and shrub borders. The patio area can be accessed from the dining room and kitchen and offers great privacy with plenty of space for entertaining. There is also an outside tap. The historical town of East Grinstead has excellent shopping, from supermarkets, specialist shops, plenty of restaurants, King Centre leisure centre and popular primary schools and secondary schools. East Grinstead is exceptionally well served by transport links, making it a popular commuter town with Southern Services to London Victoria and Thames Link Services to London Bridge.

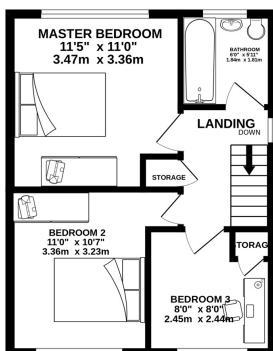


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GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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 not 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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# Accommodation

## Ground Floor

### Porch

### Entrance Hallway

### Lounge

14' 0" x 14' 0" (4.27m x 4.27m)

### Dining Room

9' 0" x 8' 0" (2.74m x 2.44m)

### Kitchen

8' 0" x 8' 0" (2.44m x 2.44m)

### Downstairs WC

## First Floor

### Master Bedroom

11' 5" x 11' 0" (3.48m x 3.35m)

### Bedroom Two

11' 0" x 10' 7" (3.35m x 3.23m)

### Bedroom Three

8' 0" x 8' 0" (2.44m x 2.44m)

### Bathroom

6' 0" x 5' 11" (1.83m x 1.80m)

### Outside

### Garage

17' 0" x 8' 0" (5.18m x 2.44m)

### Driveway Parking



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#### NEAREST STATIONS

East Grinstead Station - 1.3 miles

Dormans Station - 1.6 miles

Lingfield Station - 3.0 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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