

Guide Price

£700,000

Garnham
H Bewley

1 Crossways Avenue, East Grinstead



- Detached Family Home
- Four Bedrooms
- Lounge and Garden Room
- Kitchen/Breakfast Room
- Utility
- En-suite and Bathroom
- Garden
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

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



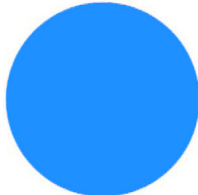
1 Crossways Avenue, East Grinstead, West Sussex RH19 1JF

Garnham H Bewley are pleased to present to the market this four bedroom detached family home located within the highly sought-after Imberhome estate, and just a short stroll from East Grinstead train station, this well-presented four-bedroom detached family home offers generous living space, a landscaped garden, and excellent access to local schools and amenities.

The ground floor accommodation comprises a bright kitchen/breakfast room, which benefits from access to a separate utility room offering both rear garden access and internal entry to the garage. The spacious lounge features a large front-facing window and flows seamlessly into the garden room, which is flooded with natural light thanks to bi-folding doors opening directly onto the rear patio—perfect for indoor/outdoor living and entertaining.

Upstairs, the property boasts a master bedroom with en-suite shower room, three further well-proportioned bedrooms, a modern family bathroom, and a separate W.C., ideal for busy family life.

Outside, the landscaped rear garden features a patio area with steps leading down to a private lawn, ideal for relaxing or entertaining. To the front, a driveway provides off-street parking and leads to the integral garage. This is a superb opportunity to secure a family home in one of East Grinstead's most desirable residential areas, with excellent transport links and highly regarded local schools nearby.

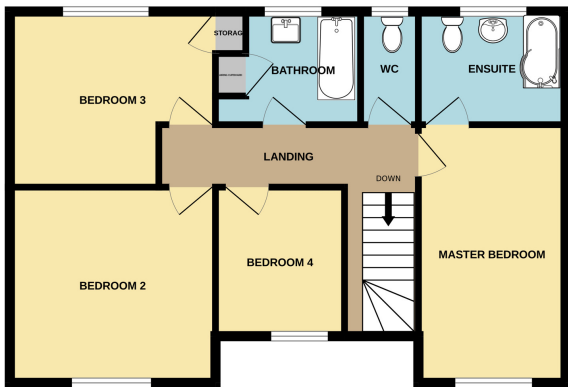


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GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



Garnham
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1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 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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Accommodation

Ground Floor Entrance Hall

Kitchen/Breakfast Room
14' 6" x 11' 9" (4.42m x 3.58m)

Utility Room
8' 6" x 6' 7" (2.59m x 2.01m)

Lounge
21' 7" x 11' 11" (6.58m x 3.63m)

Garden Room
12' 3" x 11' 0" (3.73m x 3.35m)

First Floor Landing

Main Bedroom
14' 8" x 8' 6" (4.47m x 2.59m)

En-suite
8' 6" x 6' 8" (2.59m x 2.03m)

Bedroom 2
11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom 3
11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom 4
8' 8" x 7' 5" (2.64m x 2.26m)

Family Bathroom
7' 3" x 6' 3" (2.21m x 1.91m)

Outside Garden

Garage
15' 2" x 8' 7" (4.62m x 2.62m)

Driveway

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