

Guide Price

£475,000

£450,000

Garnham
H Bewley

20 Pond Way, EAST GRINSTEAD



- Semi Detached
- Four Bedrooms
- Lounge
- Dining Room
- Downstairs Cloakroom
- Rear Garden
- Garage
- Off Road Parking

For further information contact Garnham H Bewley:

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



20 Pond Way, EAST GRINSTEAD RH19 3XT

Nestled in the sought-after location of the Worsted Farm Estate, this generously sized four-bedroom home offers the perfect blend of comfort and convenience.

Boasting a well-appointed fitted kitchen equipped with a range of wall and base level units, areas of work surfaces, inset one and a half bowl sink / drainer, four ring electric hob, built in oven and combi microwave oven over, space for further kitchen appliances, part tiled walls, door to the side access and a window to front aspect. There is a separate dining room, and a large, inviting lounge with French doors leading onto a low-maintenance garden, this property is ideal for family living.

Downstairs, you'll also find a convenient WC, while upstairs, the family bathroom is fully fitted to a high standard. The family bathroom is fitted with a glass-screened shower with wall mounted shower, heated towel rail, vanity wash hand basin and low level W.C. The home benefits from driveway parking and a detached garage, providing ample storage and off-street parking.

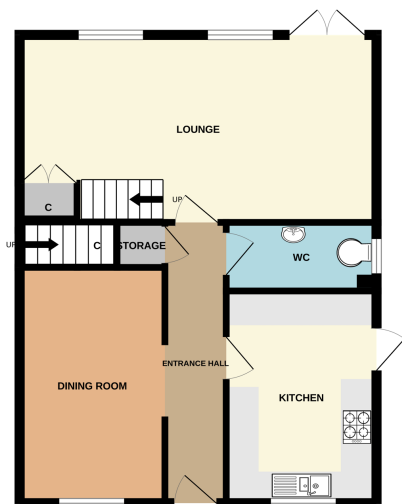
Situated within close proximity to Estcots Primary School and Sackville Secondary School, this home is perfect for growing families. Additionally, the property is offered with no onward chain, making for a straightforward move.

With its desirable location, spacious layout, and practical features, this property is not to be missed. Contact us today to arrange a viewing



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GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



Accommodation

Ground Floor

Entrance Hall

Kitchen

3.63m x 2.69m (11' 11" x 8' 10")

Lounge

6.35m x 3.45m (20' 10" x 11' 4")

Dining Room

3.78m x 2.34m (12' 5" x 7' 8")

Downstairs Cloakroom

First Floor

Landing

Bedroom 1

3.81m x 3.78m (12' 6" x 12' 5")

Bedroom 2

3.81m x 2.49m (12' 6" x 8' 2")

Bedroom 3

3.12m x 2.51m (10' 3" x 8' 3")

Bedroom 4

2.59m x 2.54m (8' 6" x 8' 4")

Bathroom

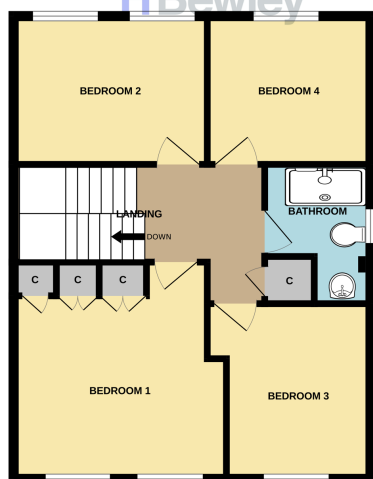
Outside

Front Garden

Rear Garden

Garage

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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Transport Information

Nearest Railway Stations:

East Grinstead (1.2 miles)

Dormans (2.1 miles)

Lingfield (3.5 miles)

Nearest Schools

Estcots Primary School Distance:0.3 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 or altered as to the original building. 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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