

£675,000

2 Chantlers Close, East Grinstead



- Detached Family Home
- Stunning Garden
- Beautifully Presented
- Lounge/Dining Room
- Study and Downstairs W.C.
- Kitchen
- Family Shower Room
- Cul-de-sac Location

For further information contact Garnham H Bewley:

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



2 Chantlers Close, East Grinstead, West Sussex RH19 1LU

Garnham H Bewley are pleased to present to the market this stunning three bedroom detached family home nestled within a tucked away cul-de-sac in the ever popular Imberhome estate offering great access for local schools and train station. The property has been tastefully modernised to provide a light and stylish living space and currently boasts a great sized lounge/dining room, kitchen, study, downstairs W.C., three bedrooms to the first floor and shower room. Outside the gardens have been wonderfully landscaped to provide a great space for entertaining and to the front there is the driveway offering ample parking. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The kitchen is set to the front aspect and has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, combination microwave, gas hob with extractor hood above, fridge/freezer, washing machine and window to the front aspect. The lounge/dining room spreads from the front to the rear of the property with double aspect windows and French doors leading onto the garden. The study is set to the rear of the property and is versatile in its use. There is also the ever handy downstairs W.C. accessed from the inner hall which also provides a door leading to the garden.

The first floor consists of landing with window to the side aspect. The main bedroom and bedroom two both overlook the front aspect and bedroom three overlooks the rear garden. The shower room has been fitted with a wet room shower with glass screen, wash hand basin, low level W.C., heated towel rail, shaver point and window to the rear aspect.

Outside the rear garden has been beautifully landscaped with various patio areas ideal for seating and leading to a lawned garden. The garden sweeps around the side of the property where the summer house can be found which comes complete with light and power. To the other side of the property is the ever useful lean-to which is also housing an additional fridge/freezer, freezer, and tumble dryer. There is also the added bonus of the garden shed which also comes complete with light and power. To the front is the great sized driveway providing ample driveway parking.



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GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



Accommodation

**Ground Floor
Entrance Hall**

Downstairs W.C.

Kitchen

16' 7" x 8' 0" (5.05m x 2.44m)

Lounge/Dining Room

15' 8" x 10' 10" (4.78m x 3.30m)

Study

11' 1" x 9' 7" (3.38m x 2.92m)

**First Floor
Landing**

Main Bedroom

13' 1" x 12' 5" (3.99m x 3.78m)

Bedroom 2

13' 2" x 12' 7" (4.01m x 3.84m) at widest points

Bedroom 3

12' 6" x 9' 7" (3.81m x 2.92m)

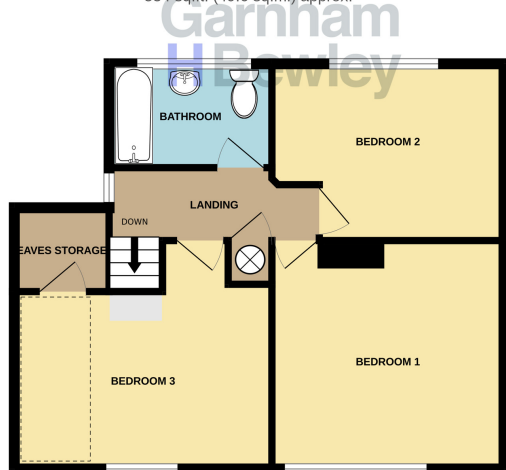
Shower Room

9' 0" x 5' 6" (2.74m x 1.68m)

**Outside
Garden**

Driveway

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



2 CHANTLERS CLOSE , EAST GRINSTEAD , W SUSSEX RH19 1LU

TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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