

Guide Price

£420,000

£400,000

Garnham
H Bewley

27 Hackenden Close, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Open Plan Lounge / Diner
- Separate Kitchen
- Cul-De-Sac Location
- No Onward Chain
- Front & Rear Garden
- Garage & Driveway Parking

For further information contact Garnham H Bewley:

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



27 Hackenden Close, East Grinstead, West Sussex RH19 3DR

Guide Price £400,000 - £420,000. Garnham H Bewley are delighted to present to the market this three bedroom semi-detached family home. Offered to the market with no onward chain, this property comprises of three bedrooms, a shower room, an open plan lounge/diner, separate kitchen, garage, rear garden and driveway parking.

On the ground floor is a welcoming entrance hallway providing access to all downstairs rooms and stairs leading up to the first floor. The lounge/diner is an open plan arrangement and stretches from the front of the property to the rear, creating a bright and airy room. Within the dining area there are double sliding doors leading out to the rear garden. Also on the ground floor is the separate kitchen which is fitted with a range of wall and base level units creating ample work surface and storage. The kitchen has a large window towards the side aspect and a door leading out to the rear patio.

On the first floor there are three bedrooms, shower room and separate WC with window to the side aspect. The master bedroom, which is generous size has a pleasant view towards the front of the property and benefits from a range of built-in wardrobes. Bedroom two, another double bedroom has a pleasant view towards the rear garden. Bedroom three which is as fantastic size single/office room also has an outlook to the front aspect. All bedrooms are complimented by the separate shower room which is fitted with a corner shower, wash hand basin and privacy style window facing the rear aspect.

Outside, the property enjoys a pleasant rear garden with a patio area leading down to a section of lawn. At the front of the property there is driveway parking for multiple cars and access to the garage which benefits from power.

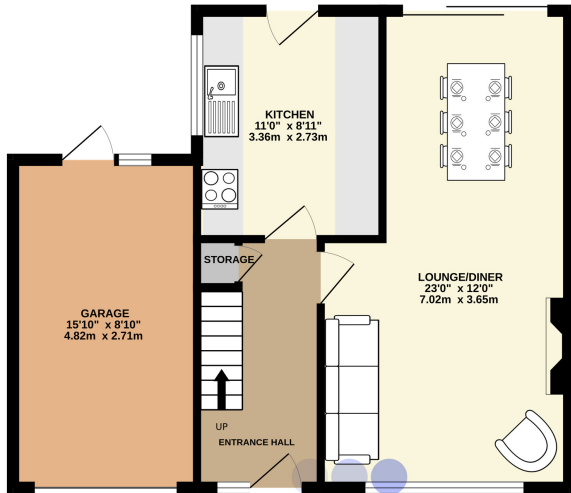
Overall, the property presents an opportunity to extend and update if required and is offered to the market with no chain.



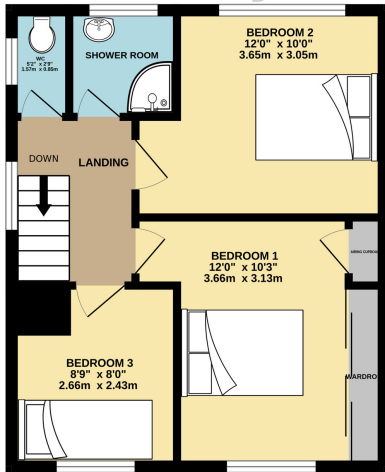
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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

Accommodation



**Garnham
H Bewley**
1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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Ground Floor

Entrance Hallway

Lounge/Diner

23' 0" x 12' 0" (7.01m x 3.66m)

Kitchen

11' 0" x 8' 11" (3.35m x 2.72m)

First Floor

Bedroom One

12' 0" x 10' 3" (3.66m x 3.12m)

Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom Three

8' 9" x 8' 0" (2.67m x 2.44m)

Shower Room

WC

Outside

Front & Rear Garden

Garage & Driveway Parking



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NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 1.3 miles

Lingfield Station - 2.7 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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