

Guide Price

£485,000

£475,000

Garnham
H Bewley

10 Alders View Drive, East Grinstead



- Extended Semi Detached Home
- Four Bedrooms
- Living Room and Dining Room
- Kitchen and Utility Area
- Family Bathroom and En-suite
- Downstairs W.C.
- Stunning Garden

For further information contact Garnham H Bewley:

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



10 Alders View Drive, East Grinstead, West Sussex RH19 2DN

Guide Price £475,000 - £485,000. Garnham H Bewley are pleased to present to the market this tastefully extended four bedroom semi detached family home offering a light and ample living space. The accommodation currently boasts living room with feature fireplace, kitchen, dining room, downstairs W.C., utility area, four bedrooms to the first floor, master bedroom complete with vaulted ceiling, walk through wardrobe area and ensuite, family bathroom and the ever useful garage. Outside the gardens have been beautifully landscaped to provide a great space for entertaining and internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor consists of front door into the entrance hall with stairs leading to the first floor and access to the downstairs W.C. and utility area providing space for the washing machine and tumble dryer. The living room spreads from the front to the rear of the property with feature fireplace, window to the front aspect and French doors leading onto the garden. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, dishwasher, window to the rear aspect and opening through to the dining room which has patio doors to the garden and door leading through to the garage.

The first floor consists of landing, master bedroom with window to the front aspect walk through wardrobe area leading to the en-suite which has been fitted with a shower cubicle, wash hand basin with vanity unit, low level W.C., heated towel rail, shaver point and window to the rear aspect. Bedrooms two and four both overlook the garden with bedroom two benefitting from built in wardrobe. The third bedroom overlooks the front aspect with built in wardrobe. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level W.C., heated towel rail and window to the front aspect.

Outside the garden has a patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. To the front there is the driveway parking leading to the garage which comes complete with light and power.

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GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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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Accommodation

**Ground Floor
Entrance Hall**

Downstairs W.C.

Utility Area

Kitchen

9' 0" x 7' 6" (2.74m x 2.29m)

Living Room

24' 4" x 10' 11" (7.42m x 3.33m)

Dining Room

11' 11" x 10' 7" (3.63m x 3.23m)

**First Floor
Landing**

Main Bedroom

17' 7" x 11' 4" (5.36m x 3.45m)

En-suite

9' 9" x 5' 9" (2.97m x 1.75m)

Bedroom 2

11' 4" x 10' 11" (3.45m x 3.33m)

Bedroom 3

10' 11" x 9' 10" (3.33m x 3.00m)

Bedroom 4

8' 2" x 5' 11" (2.49m x 1.80m)

Family Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)

**Outside
Garden**

Garage

16' 7" x 8' 2" (5.05m x 2.49m)

Driveway



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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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