

Price:

£675,000

2 Green Hedges Close, East Grinstead



- Detached Bungalow
- Four Bedrooms
- Fitted Kitchen
- Family Bathroom & En-Suite
- Large Conservatory Overlooking Rear Garden
- Driveway & Double Garage
- Large Rear Garden with Brick-Built Outbuildings
- Conveniently Located for East Grinstead Town Centre

For further information contact Garnham H Bewley:

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



2 Wayside, Green Hedges Close, East Grinstead, West Sussex RH19 1EA

Garnham H Bewley are delighted to present to the market this substantial and detached four bedroom, two bathroom bungalow. Tucked away in a hushed cul-de-sac, this property benefits from peaceful surroundings, whilst also being positioned within walking distance to East Grinstead's historic Tudor high street and its mainline railway station.

Entering the property through the extended porch, the bungalow opens into a wide entrance hall which gives access to all rooms and has ample storage in built-in utility cupboards. The lounge is set at the front left of the property and has windows all the way round, allowing for natural light to flood in. There is a feature wood-burning stove, which creates a very cosy ambience in the winter. The kitchen has been fitted with a variety wall and base level units and also comes fitted with electric oven, gas hob, dishwasher, inset sink with drainer and integrated fridge/freezer. The kitchen looks out onto the conservatory.

At the back of the property sits a stunning conservatory, which soaks up the sun and overlooks the back garden. There is also a study/utility room and WC towards the back of the bungalow.

The Master Bedroom easily fits a super-king bed, and is complimented by a large and stylish en-suite shower room, which comes fitted with a walk in rainfall shower, wash-hand basin with built in storage and low level WC.

There are three additional double bedrooms, which are versatile in terms of their utilisation, for example bedroom three is currently used as a dining room. There is a modern family bathroom, which has been fitted with a panel-enclosed bath with shower above, low level WC, wash-hand basin and heated towel rail.

Outside, the property benefits from a wide sweeping rear garden, with mature plants and flower beds. There are two brick-built outbuildings with power, which are screened off by hedgerow. There are areas of patio in the rear garden and also access into the rear of the double garage. At the front of the property there is a driveway, with parking for three cars and a large double garage, which has light and power and an abundance of storage in its eaves.



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Accommodation

Ground Floor Accommodation

Lounge

14' 0" x 16' 9" (4.27m x 5.11m)

Kitchen

13' 9" x 9' 10" (4.19m x 3.00m)

Study / Utility

6' 7" x 6' 7" (2.01m x 2.01m)

Master Bedroom

9' 2" x 15' 4" (2.79m x 4.67m)

Bedroom Two

11' 5" x 13' 11" (3.48m x 4.24m)

Bedroom Three

10' 8" x 10' 1" (3.25m x 3.07m)

Bedroom Four

14' 11" x 8' 6" (4.55m x 2.59m)

Bathroom

7' 2" x 7' 10" (2.18m x 2.39m)

En-Suite

5' 2" x 11' 10" (1.57m x 3.61m)

WC

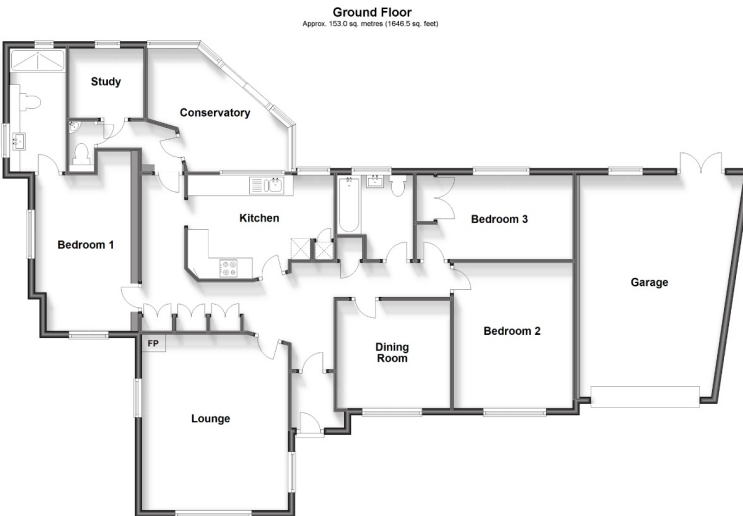
2' 1" x 4' 9" (0.64m x 1.45m)

Porch

2' 11" x 6' 3" (0.89m x 1.91m)

Double Garage

16' 9" x 20' 4" (5.11m x 6.20m)



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NEAREST STATIONS:

East Grinstead Station (0.3 miles)

Dormans Station (1.8 miles)

Lingfield Station (3.2 miles)

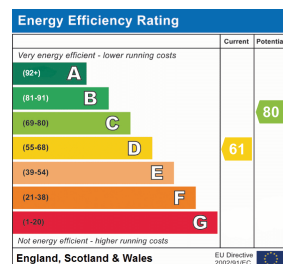
NEAREST SCHOOLS:

St Mary's CoFE Primary School, East Grinstead - Ofsted: Good (0.2 miles)

Baldwins Hill Primary School, East Grinstead - Ofsted: Good (0.5 miles)

Blackwell Primary School - Ofsted: Good (0.5 miles)

Halsford Park Primary School - Ofsted: Good (0.5 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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