

£775,000

£750,000

Garnham
H Bewley

4 Millfield Close, East Grinstead



- Stunning Four Bedroom Home
- Luxury Kitchen/Breakfast Room
- Spacious Lounge
- Separate Dining Room
- Downstairs W.C.
- Two En-suite's & Family Bathroom
- Driveway and Garage
- Quiet Gated Location

For further information contact Garnham H Bewley:

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



4 Millfield Close, East Grinstead, West Sussex RH19 2GU

Guide Price £750,000 - £775,000. Gamham H Bewley are delighted to offer for sale this stunning substantial, four bedroomed detached family home. Situated in a sought after private gated courtyard, this property is ideally located within close proximity to both highly rated state schools and East Grinstead's main town centre.

The ground floor accommodation enjoys under floor heating throughout with tiled flooring in the entrance hall, downstairs W.C, kitchen and utility. The stunning open plan living incorporating the kitchen/dining/family room enjoys plenty of windows and French doors providing excellent light. The wonderful bespoke kitchen is fitted with a comprehensive range of wall and base level units with area of Cimstone work surfaces with matching upstands, a range of kitchen high specification appliances including a new combi microwave/oven, separate AEG oven, four ring ceramic electric AEG touch control hob, cooker hood, integrated dishwasher and fridge/freezer, one and a half inset wash hand basin with chrome mixer tap, under unit lighting, chrome sockets and a utility off the dining area. The utility houses the boiler and provides space for the washing machine and tumble dryer, inset wash hand basin and access onto the garden. The property has the luxury of two formal reception rooms of which the living room enjoys an aspect over the rear garden and has a feature working fireplace and the dining room is set to the front. There is also a well-appointed downstairs W.C.

The upstairs accommodation does not disappoint with stunning size bedrooms with two luxurious en-suites and separate family bathroom serving all four bedrooms. The master bedroom enjoys the benefit of fitted wardrobes with plenty of shelving, drawers and hanging space and a luxury en-suite with a walk-in shower, vanity basin with wall mounted chrome taps, bespoke under lit vanity cabinet, full width mirrored cupboards with LED lighting, concealed cistern with soft close seat, part ceramic wall tiles and flooring. Bedroom two which is another fantastic size double room also has the advantage of built in wardrobes which offer great storage and a luxury en-suite with walk-in shower. The first floor also benefits from loft access and the loft itself is partly boarded for additional storage.

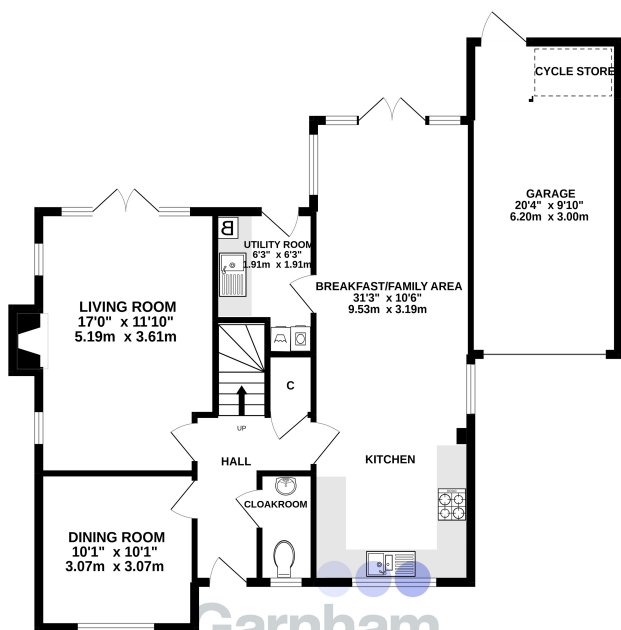
Outside, to the front of the property is driveway parking, an area of shrubs, side gate access to the rear garden and a single garage with an electric up and over door with power, light and a door to the rear garden and roof storage. On the roof, the property has the environmental advantage of solar panels which contribute towards the hot water. The rear garden is mainly laid to lawn with a lovely patio and a variety of mature shrubs and flowering plants and offers great privacy. There is the added benefit of a garden shed.

East Grinstead is a vibrant West Sussex town, which benefits from an array of local independent shops, the Chequer Mead Theatre, a three screen cinema and plenty of fantastic pubs and restaurants. The mainline railway station offers easy access into London Victoria & London Bridge and Gatwick Airport is just a 20 minute drive away. The Ashdown Forest (AONB) is a short drive away and offers picturesque country walks, it is also celebrated as the home of A. A.

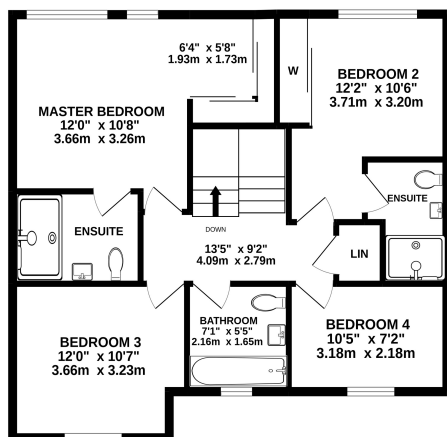


For further information, contact Gamham H Bewley on 01323 810000 or visit [gamhamhewley.co.uk](http://www.gamhamhewley.co.uk)

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 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 Cloakroom

Living Room

17' x 11' 10" (5.18m x 3.61m)

Dining Room

10' 1" x 10' 5" (3.07m x 3.18m)

Kitchen/Breakfast/Family Room

31' 9" x 10' 4" (9.68m x 3.15m)

Utility

6' 3" x 6' 3" (1.91m x 1.91m)

First Floor

Landing

13' 5" x 9' 2" (4.09m x 2.79m)

Master Bedroom

12' x 10' 8" (3.66m x 3.25m)

En-suite

6' 4" x 5' 8" (1.93m x 1.73m)

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

En-suite

7' 5" x 4' 9" (2.26m x 1.45m)

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

En-suite

7' 5" x 4' 9" (2.26m x 1.45m)

Bedroom 3

12' x 10' 7" (3.66m x 3.23m)

Bedroom 4

10' 5" x 7' 2" (3.18m x 2.18m)

Family Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Driveway Parking

Garage

20' 4" x 9' 10" (6.20m x 3.00m)

Rear Garden

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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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