

Price

£535,000

Garnham
H Bewley

9 The Blytons, East Grinstead



- Fabulous Three Bedroomed Home
- Spacious Lounge
- Conservatory
- Separate Study
- Fitted Kitchen
- Driveway Parking
- Tandem Garage
- Front & Rear Gardens

For further information contact Garnham H Bewley:

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



9 The Blytons, East Grinstead, West Sussex RH19 1RY

Garnham H Bewley are delighted to offer for sale this fabulous three double bedroomed, extended detached family home, situated in a quiet cul-de-sac location backing onto woodland.

The ground floor accommodation consist of an inviting reception hall, useful study, spacious lounge with double aspect windows to the front aspect and rear providing plenty of light, French doors onto the conservatory which enjoys a beautiful outlook across the private rear garden and beyond. The kitchen/breakfast room is fitted with a comprehensive range of wall and base level units with area of work surfaces, inset sink / drainer, built-in double oven with four ring electric hob and cooker hood above, space for kitchen appliances, window enjoying a lovely outlook across the rear garden and a door to the side. There is also a pantry and wall mounted boiler which has been recently replaced.

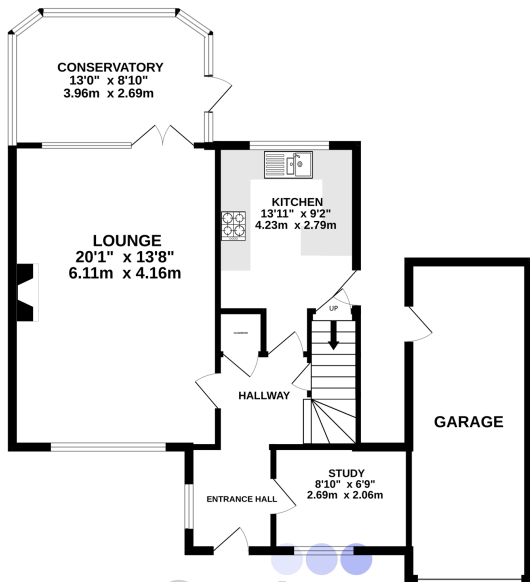
The first floor accommodation consists of three fantastic sized bedrooms all of which have plenty of space for bedroom furniture. On the first floor there is the family bathroom which is situated to the rear of the property and is well - appointed with a separate W.C.

Outside, to the front aspect is an area of lawn with a mature tree, driveway parking and large garage. The delightful rear garden is mainly laid to lawn with a variety of established mature shrubs and flowering plants, patio area, garden to either side offering great privacy, southerly facing whilst backing onto light Woodlands with lovely wildlife.

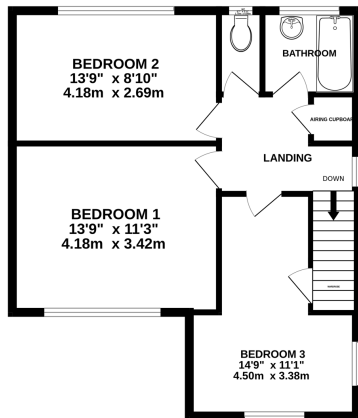
The property is superbly located for popular primary and secondary schools and East Grinstead mainline railway station to London terminals.



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1ST FLOOR



Accommodation

Entrance Hall

Study

8' 10" x 6' 9" (2.69m x 2.06m)

Lounge

20' 1" x 13' 8" (6.12m x 4.17m)

Conservatory

13' 0" x 8' 10" (3.96m x 2.69m)

Kitchen

13' 11" x 9' 2" (4.24m x 2.79m)

First Floor

Master Bedroom

13' 9" x 11' 3" (4.19m x 3.43m)

Bedroom 2

13' 9" x 8' 10" (4.19m x 2.69m)

Bedroom 3

15' 5" x 11' 1" (4.70m x 3.38m)

W.C.

Family Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

Garage

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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NEAREST RAILWAY STATIONS

East Grinstead Station

0.5 miles

Dormans Station

2.4 miles

Lingfield Station

3.6 miles

East Grinstead
01342 410227

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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