

Price

£625,000

Garnham
H Bewley

15 Pine Way Close, East Grinstead



- Four Bedroom Family Home
- Spacious Lounge
- Separate Dining Room
- Family Room / Study
- Downstairs Cloakroom
- Driveway & Double Garage
- Front and Rear Gardens
- No Onward Chain

For further information contact Garnham H Bewley:

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15 Pine Way Close, East Grinstead, West Sussex RH19 4JR

Coming to the market for the first time in many years, this attractive four bedroom detached family home offers generous accommodation throughout, a private and secluded rear garden, driveway parking and a double garage, presenting an excellent opportunity for a new owner to modernise and create a superb long-term family home in a quiet cul-de-sac location.

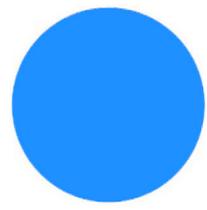
The ground floor begins with an inviting entrance hall providing a welcoming sense of space. From here, you are led into a good-sized living room with sliding patio doors opening directly onto the rear garden, allowing natural light to flow through the room and creating a lovely connection with the outdoor space. Double doors lead through to the separate dining room, ideal for both family meals and entertaining.

The kitchen enjoys a delightful outlook over the garden and offers excellent potential, complemented by the luxury of a separate utility room providing additional storage and practical space, with a door giving convenient side access to the property. To the front of the house is a useful study / family room, perfect for those working from home, along with a downstairs cloakroom/WC.

Upstairs, the first floor offers four well-proportioned bedrooms, served by a family bathroom and a separate shower room. While the property would benefit from some updating, it provides tremendous scope for buyers to modernise and tailor the home to their own tastes and style.

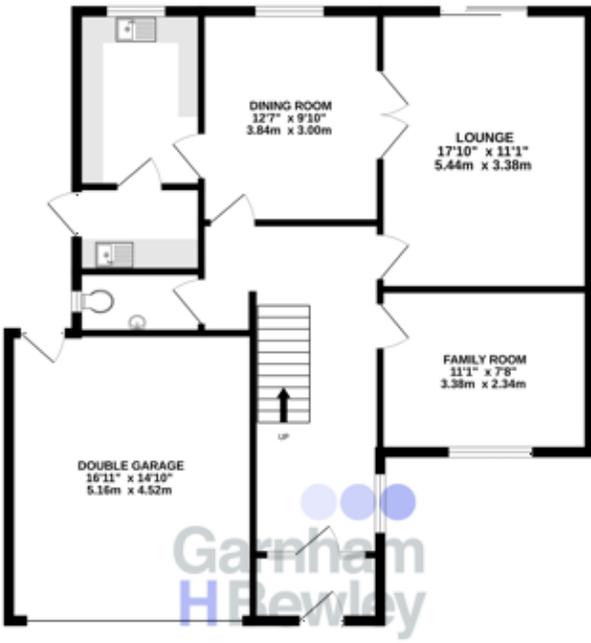
Outside, the property enjoys a private and secluded rear garden, ideal for relaxing or entertaining. To the front there is driveway parking and a double garage, further enhancing the practicality of this appealing home.

Perfectly positioned, the property is close to the town centre and within easy reach of the highly regarded Mead Primary School, making it an ideal choice for families. Offering space, privacy and fantastic potential, this is a rare opportunity to acquire a much-loved home in a sought-after location.

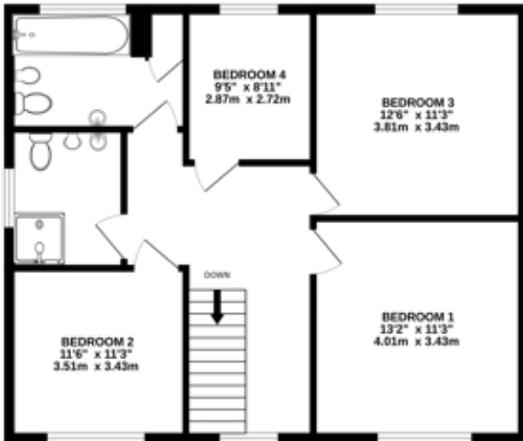


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GROUND FLOOR



1ST FLOOR



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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Entrance Porch

Entrance Hall

Downstairs W.C.

Living Room

17' 10" x 11' 1" (5.44m x 3.38m)

Dining Room

12' 7" x 9' 10" (3.84m x 3.00m)

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)

Utility Room

8' 9" x 4' 8" (2.67m x 1.42m)

Family Room / Study

11' 1" x 7' 8" (3.38m x 2.34m)

First Floor

Landing

Master Bedroom

13' 2" x 11' 3" (4.01m x 3.43m)

Bedroom 2

11' 6" x 11' 3" (3.51m x 3.43m)

Bedroom 3

12' 6" x 11' 3" (3.81m x 3.43m)

Bedroom 4

8' 11" x 9' 5" (2.72m x 2.87m)

Family Bathroom

Shower Room

Double Garage

16' 11" x 14' 10" (5.16m x 4.52m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.8 miles

Dormans Station

2.6 miles

Lingfield Station

4.0 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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