

Guide Price  
£520,000  
£500,000

Garnham  
H Bewley

10 Warren Close, Felbridge



- Three Bedroom Semi-Detached
- Impressive Downstairs Accommodation
- Downstairs Cloakroom
- Kitchen / Diner
- Fitted Family Bathroom
- Ample Driveway Parking
- Garage

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 10 Warren Close, Felbridge, Surrey RH19 2PR

Guide Price £500,000 - £520,000. Garnham H Bewley are delighted to offer for sale this fabulous extended three bedroomed semi-detached family home located in a quiet cul-de-sac location in the popular village of Felbridge.

The ground floor accommodation consist of a useful entrance porch opening through to the entrance hall which has under stairs storage, stairs to the 1st floor landing and a door to the well-appointed downstairs WC. The spacious lounge enjoys dual aspect windows providing plenty of light with patio sliding doors out onto the garden. The open planned kitchen / dining room enjoys a wonderfully fitted kitchen with a range of wall and base level units with area work surfaces with matching up stands, breakfast bar, inset sink / drainer with spray tap, integrated dishwasher, space for range cooker with cooker hood above and splashback, integrated fridge / freezer, door to the side access and a window to the rear enjoying a lovely outlook over the large garden. The kitchen opens through to the dining area which also has a window overlooking the rear garden.

The first floor accommodation consist of three good sized bedrooms of which the master bedroom has the benefit of floor to ceiling wardrobes providing plenty of hanging and storage space. The three bedrooms on the first floor are complemented by the family bathroom fitted with a white suite with a panelled enclosed bath with shower over, glass shower screen, vanity style wash hand basin with storage under and mixed tap, low level WC, part tiled walls, heated towel rail and a window to the side aspect.

Outside, to the front is an area of lawn with mature shrubs and parking for three cars. There is a garage and side gate access leading to rear garden. Outside, to the rear enjoys a well established garden with a variety of mature shrubs and flowering plants, large expanse of lawn, garden shed, greenhouse and plenty of room for all the family to enjoy.

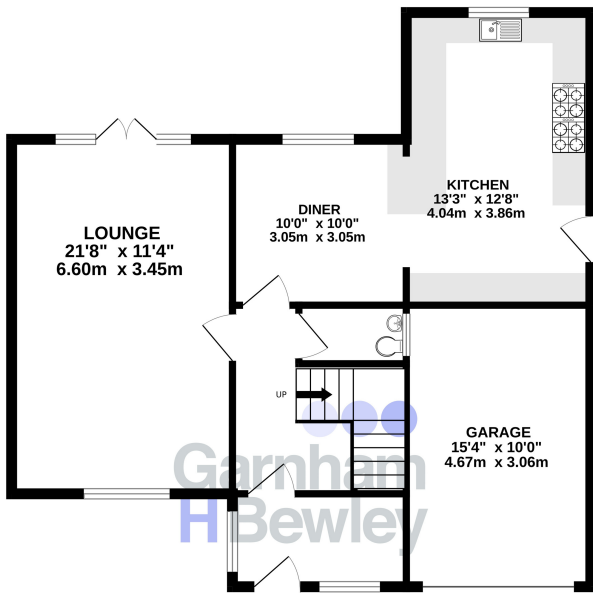
The property is located in the popular village of Felbridge and has the benefit of Felbridge primary school within close proximity, Imberhome secondary school, bus routes and East Grinstead mainline railway station. There is the benefit of 1Gb broadband at the property.



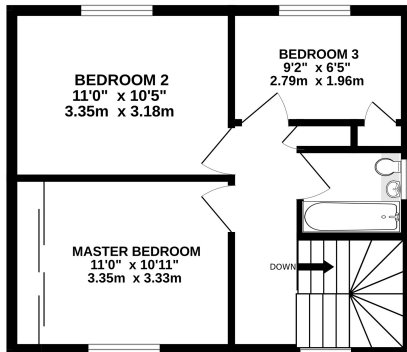
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GROUND FLOOR



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

9' 6" x 4' 1" (2.90m x 1.24m)

## Entrance Hall

## Downstairs Cloakroom

## Living Room

21' 8" x 11' 4" (6.60m x 3.45m)

## Kitchen

13' 3" x 12' 8" (4.04m x 3.86m)

## Dining Area

10' 0" x 10' 0" (3.05m x 3.05m)

## First Floor

## Landing

## Master Bedroom

10' 11" x 11' 0" (3.33m x 3.35m)

## Bedroom 2

11' 0" x 10' 5" (3.35m x 3.17m)

## Bedroom 3

9' 2" x 6' 5" (2.79m x 1.96m)

## Bathroom

## Parking

3 Cars

## Garage



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## NEAREST RAILWAY STATIONS

East Grinstead Station 1.7 miles

Dormans Station 2.4 miles

Lingfield Station 3.2 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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