

£525,000

6 Merlin Way, East Grinstead



- Detached Family Home
- Four Bedrooms
- Lounge/Dining Room
- Kitchen
- Downstairs W.C.
- Family Bathroom
- Garage and Driveway Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



6 Merlin Way, East Grinstead, West Sussex RH19 3XG

Garnham H Bewley are pleased to present to the market this four-bedroom detached family home nestled within a popular estate of East Grinstead offering great access for scenic walks across countryside. This family home offers a light and spacious accommodation and currently boasts lounge/dining room, kitchen, downstairs W.C., four bedrooms to the first floor, family bathroom, garage, garden and driveway parking. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first. The lounge dining room spreads from the front to the rear of the property with window to the front aspect and patio doors leading to the garden. The ever-handly W.C. is accessed from the lounge. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, dishwasher, washing machine, access to the under stairs storage cupboard, window to the rear aspect and door to the side.

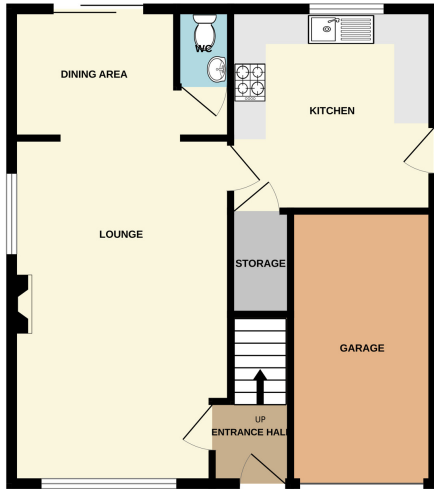
The first floor consists of landing with access to the airing cupboard. The main bedroom and bedroom three are both set to the front aspect with built in wardrobes and bedrooms two and four are both set to the rear aspect. The family bathroom has been fitted with a tile enclosed bath with shower point, wash hand basin, radiator and window to the rear aspect. There is also the separate W.C.

Outside the rear garden is fence enclosed with patio area leading to a lawned garden with a range of mature shrubs and borders. There is access to the side of the property with side access to the garage. To the front is the driveway parking leading to the garage.



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



Accommodation

Ground Floor Entrance Hall

Lounge

19' 1" x 12' 1" (5.82m x 3.68m)

Dining Area

12' 1" x 7' 2" (3.68m x 2.18m)

Downstairs W.C.

Kitchen

11' 2" x 10' 6" (3.40m x 3.20m)

First Floor Landing

Main Bedroom

12' 10" x 12' 1" (3.91m x 3.68m)

Bedroom 2

11' 4" x 8' 10" (3.45m x 2.69m)

Bedroom 3

12' 8" x 7' 11" (3.86m x 2.41m)

Bedroom 4

11' 4" x 5' 8" (3.45m x 1.73m)

Bathroom

Separate W.C.

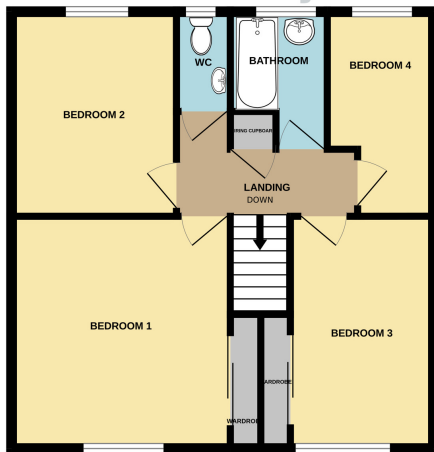
Outside Garden

Garage

16' 10" x 8' 0" (5.13m x 2.44m)

Driveway

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.
Garnham
H Bewley



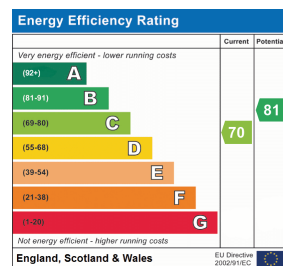
TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

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.
Made with Metropix ©2024



For further information contact Garnham H Bewley:

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



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

For further information contact Garnham H Bewley:
 Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk