

£1,200,000

Worsted Lane, East Grinstead



- Stunning Detached Family Home
- Five Bedrooms
- Kitchen/Dining/Living Area
- Sitting Room and Family Room
- Utility and Downstairs W.C.
- Principal Bedroom Suite
- Bathroom and Second En-suite
- Garage and Ample Driveway

For further information contact Garnham H Bewley:

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## Greenways, Worsted Lane, East Grinstead, West Sussex RH19 3UF

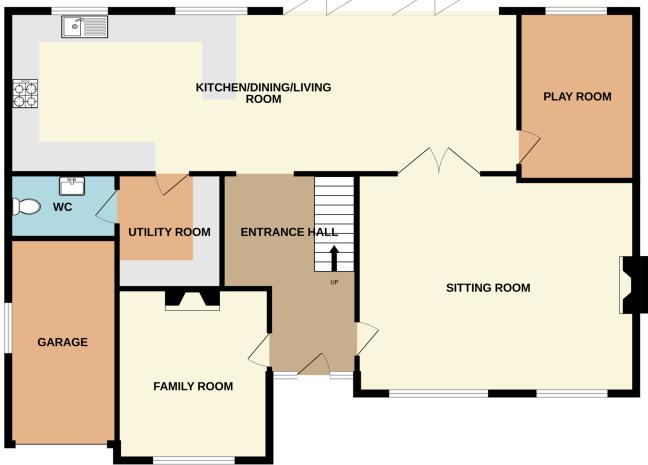
Garnham H Bewley are pleased to present to the market this Substantial Five-Bedroom Family Home with Stunning Features and Ample Outdoor Space. This impressive detached family home offers everything a growing family could need, with generous living spaces and high-quality finishes throughout. Set in a desirable location, the property boasts an expansive kitchen/dining/living area, perfect for both entertaining and everyday family life. The stunning bi-folding doors open out onto a large, beautifully landscaped garden, creating a seamless connection between indoor and outdoor living. Upon entering, you are greeted by a spacious and welcoming hallway, leading to a well-proportioned sitting room complete with a feature fireplace, ideal for cozy evenings with the family. There is also a dedicated family room, offering additional space for relaxation, as well as a bright and airy playroom for the little ones to enjoy. The well-appointed kitchen, with breakfast bar and ample storage, flows into the dining and living areas, creating an open-plan space that's both functional and stylish. A separate utility room and a convenient downstairs W.C. complete the ground floor. Upstairs, the property continues to impress with five spacious bedrooms, offering flexibility for growing families or those needing additional office space. The main bedroom is a true retreat, featuring a large dressing room and a luxurious en-suite bathroom. The second bedroom also benefits from its own en-suite, providing privacy and comfort for guests or older children. The family bathroom is well-equipped with modern fixtures and fittings, ensuring that every need is met. Externally, the property is set back from the road with an ample driveway providing plenty of parking space, along with a garage for additional storage or vehicle space. The large garden offers a wonderful space for outdoor entertaining, children's play, or simply enjoying the outdoors in peace and privacy. This outstanding home is the perfect blend of modern living, space, and comfort, making it an ideal choice for families looking for a forever home. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



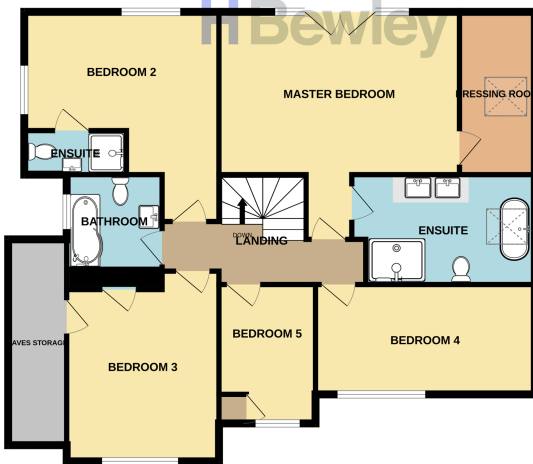
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# Accommodation

GROUND FLOOR  
1400 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR  
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 2708sq.ft. (251.6 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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## Ground Floor Entrance Hall

**Kitchen/Dining/Living Room**  
38' 0" x 12' 2" (11.58m x 3.71m)

**Utility**  
8' 7" x 7' 10" (2.62m x 2.39m)

## Downstairs W.C.

**Sitting Room**  
20' 9" x 15' 10" (6.32m x 4.83m)

**Family Room**  
12' 10" x 11' 4" (3.91m x 3.45m)

**Playroom**  
12' 8" x 8' 9" (3.86m x 2.67m)

## First Floor Landing

**Main Bedroom**  
17' 11" x 11' 11" (5.46m x 3.63m)

**Dressing Room**  
12' 7" x 5' 4" (3.84m x 1.63m)

**En-suite**  
13' 8" x 7' 7" (4.17m x 2.31m)

**Bedroom 2**  
14' 11" x 12' 2" (4.55m x 3.71m)

**En-suite**  
7' 7" x 3' 1" (2.31m x 0.94m)

**Bedroom 3**  
13' 1" x 12' 7" (3.99m x 3.84m)

**Bedroom 4**  
16' 4" x 7' 10" (4.98m x 2.39m)

**Bedroom 5**  
10' 0" x 7' 2" (3.05m x 2.18m)

**Family Bathroom**  
7' 1" x 7' 0" (2.16m x 2.13m)

## Outside Garden

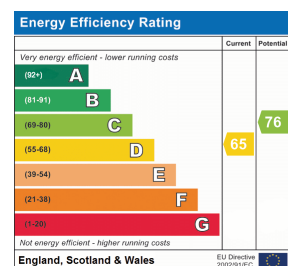
**Garage**  
15' 4" x 8' 1" (4.67m x 2.46m)

## Driveway



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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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