

£470,000

£450,000

Garnham
H Bewley

East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Extended Ground Floor Living
- Four Piece Family Bathroom
- Loft Room
- Beautiful Rear Garden
- Close To Both Town & Schools
- Driveway Parking

For further information contact Garnham H Bewley:

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



Suncroft, Dunnings Road, East Grinstead, West Sussex RH19 4AD

Garnham H Bewley are delighted to present to market this beautifully presented and extended three bedroom semidetached family home. Located within close proximity to the town centre and sought after schools this property boasts three bedrooms, four piece family bathroom, modern fitted kitchen, utility room, dining room, extended lounge/family room and driveway parking.

The ground floor comprises a welcoming entrance hallway which provides access to the front reception room and also where there are stairs leading to the first floor. The dining room is located towards the front of the property with large bay window creating a light and airy room. The dining area leads to a modern fitted kitchen which is fitted with a range of wall and base level units and a selection of integrated appliances. Off the kitchen is the utility room which provides space for more appliances. The kitchen area then leads through to the extended lounge/family room which benefits from four large Velux style windows and sliding doors leading out to the rear patio. Also on the ground floor is the four piece family bathroom which is fitted with a freestanding Oval style bath, corner shower, low-level WC, wash handbasin, heated towel rail and Velux window.

The first floor comprises a master bedroom which is a generous size with bay window and fitted wardrobes. Bedrooms two and three are located to the rear of the property and both have a pleasant outlook over the rear garden. Within bedroom three there is loft ladder style access to the loft room which is currently being used as a home office/playroom.

Outside garden is a generous size and is complimented by a range of mature shrubs and hedges. There is a spacious patio area leading down to large expanse of lawn and side access to the front where there is driveway parking for up to four cars.



Welcome
Home

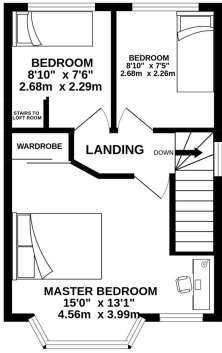


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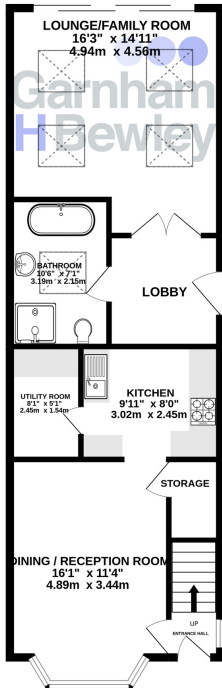
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Accommodation

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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 Hallway

Dining Room

16' 1" x 11' 4" (4.90m x 3.45m)

Kitchen

9' 11" x 8' 0" (3.02m x 2.44m)

Utility Room

8' 1" x 5' 1" (2.46m x 1.55m)

Lobby Area

Downstairs Bathroom

10' 6" x 7' 1" (3.20m x 2.16m)

Lounge / Family Room

16' 3" x 14' 11" (4.95m x 4.55m)

First Floor

Master Bedroom

15' 0" x 13' 1" (4.57m x 3.99m)

Bedroom

8' 10" x 7' 6" (2.69m x 2.29m)

Bedroom

8' 10" x 7' 5" (2.69m x 2.26m)

Outside

Rear Garden

Driveway



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