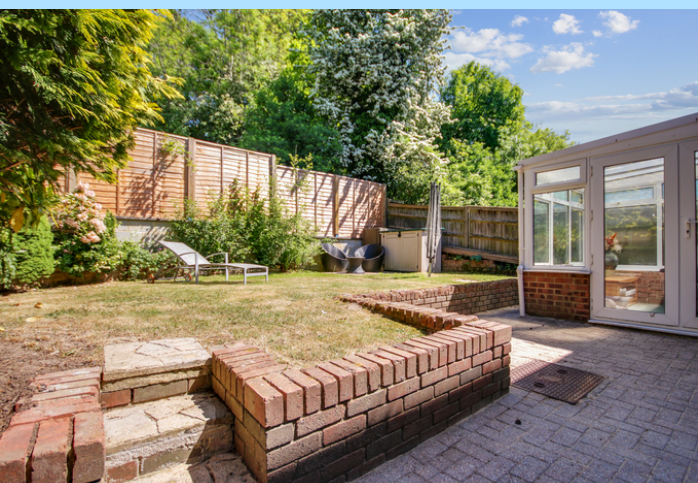


Guide Price
£495,000

£485,000

Garnham
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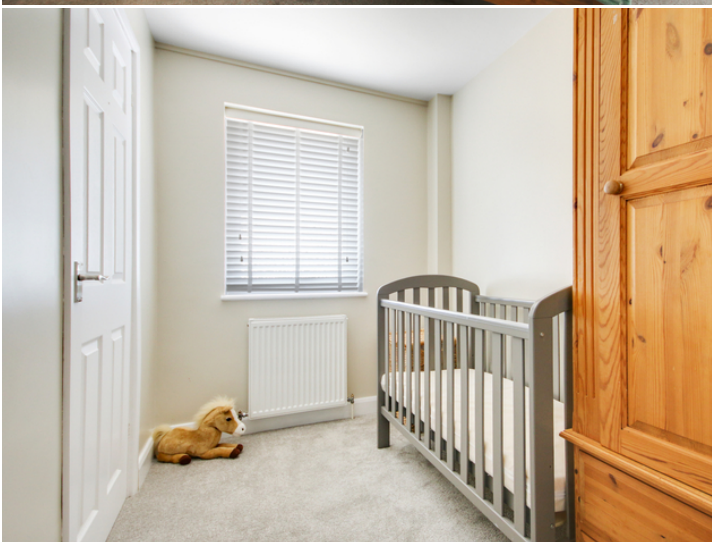
17 Buckingham Drive, East Grinstead



- Extended Semi Detached Home
- Four Bedrooms
- Lounge/Dining Room
- Kitchen and Utility
- Family Room and Conservatory
- Family Bathroom
- Driveway Parking

For further information contact Garnham H Bewley:

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



17 Buckingham Drive, East Grinstead, West Sussex RH19 4RL

Garnham H Bewley are pleased to present to the market this extended four-bedroom semi-detached family home in a desirable cul-de-sac location. Nestled at the end of a quiet cul-de-sac, this beautifully modernised four-bedroom semi-detached home offers spacious and versatile accommodation ideal for growing families. Thoughtfully extended and stylishly updated throughout, the property boasts a welcoming lounge/dining room that flows seamlessly into a bright conservatory, creating a superb open-plan living space perfect for both relaxing and entertaining. The modern kitchen is complemented by a separate utility room and an additional family room, offering flexible space that can be tailored to your lifestyle needs.

Upstairs, four well-proportioned bedrooms are served by a contemporary family bathroom. Externally, the property benefits from driveway parking and a low-maintenance garden.

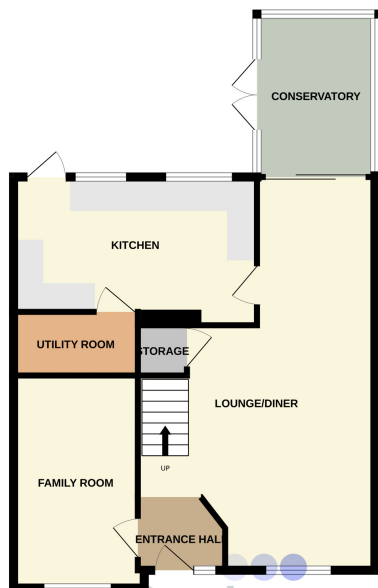
Situated in a sought-after residential area, it provides excellent access to highly regarded local schools and picturesque countryside walks along the Forest Way – ideal for those who enjoy outdoor pursuits. This is a wonderful opportunity to acquire a spacious family home in a superb location. Early viewing is highly recommended.



For further information contact Garnham H Bewley:

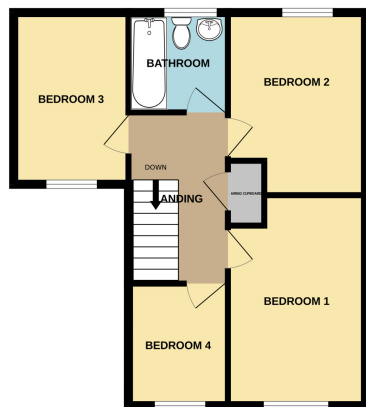
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



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1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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Accommodation

Ground Floor
Lounge/Dining Room
25' 8" x 15' 5" (7.82m x 4.70m)

Conservatory
10' 8" x 7' 8" (3.25m x 2.34m)

Kitchen
15' 9" x 8' 10" (4.80m x 2.69m)

Utility
7' 8" x 4' 2" (2.34m x 1.27m)

Family Room
13' 8" x 7' 9" (4.17m x 2.36m)

First Floor
Landing
Main Bedroom
13' 9" x 9' 0" (4.19m x 2.74m)

Bedroom 2
11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom 3
11' 2" x 7' 6" (3.40m x 2.29m)

Bedroom 4
8' 0" x 6' 1" (2.44m x 1.85m)

Bathroom
6' 5" x 6' 4" (1.96m x 1.93m)

Outside
Garden

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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