

Guide Price

£565,000

Garnham  
H Bewley

5 Crossways Avenue, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Kitchen/Dining/Living Area
- Family Bathroom
- Utility Area
- Garden
- Ample Driveway Parking
- Ideally Situated for Train Station

For further information contact Garnham H Bewley:

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



## 5 Crossways Avenue, East Grinstead, West Sussex RH19 1JF

Guide Price £565,000 to £575,000. Garnham H Bewley are delighted to offer for sale this delightful three bedroom semi-detached property which is presented in our opinion in excellent decorative order throughout and situated within a highly popular area of East Grinstead. The property is within close proximity of popular primary and secondary schools and East Grinstead mainline railway station to London Terminals. The accommodation boasts a stunning open plan living area, converted garage providing a utility space, three bedrooms to the first floor, family bathroom, garden and ample driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor accommodation consists of entrance hall with under stair storage, window to the side aspect and stairs to the first floor landing. The spacious kitchen/dining/living room has a feature bay window to the front aspect providing plenty of light with patio doors onto the rear garden. The kitchen is fitted with a range of wall and base level units with areas of work surfaces with matching upstands, breakfast bar, one bowl sink/drainers with mixer tap, integrated oven, electric hob with extractor hood above, space for fridge/freezer, dishwasher, door to the side access and a window enjoying an outlook over the rear garden.

The first floor accommodation consists of the spacious master bedroom set to the front of the property with a feature bay window and a vast range of fitted wardrobes providing plenty of hanging and storage space. Bedroom two is a great size double and overlooks the rear garden and bedroom three overlooks the front aspect. The three bedrooms are complimented by the family bathroom fitted with a panel enclosed bath with shower attachment with glass shower screen, wash hand basin, low level W.C and a window to the rear aspect.

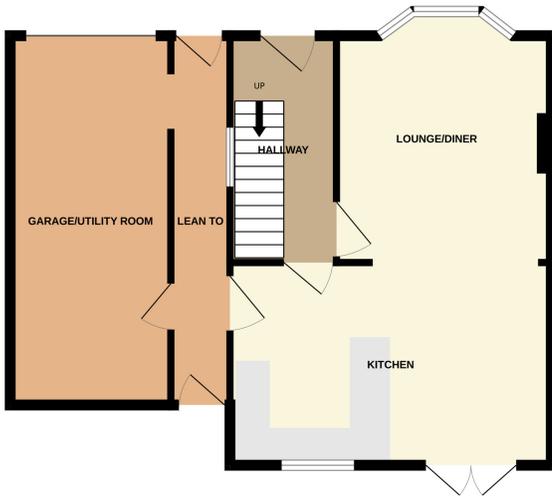
Outside, to the front of the property is driveway parking leading to the garage. The front garden is mainly paved with mature shrubs. The rear garden is fence enclosed with shrub borders and steps leading down to an expanse of lawn. The garden offers great privacy and has a good size patio. The property has great scope for further improvement with planning permission granted application no: DM/21/2256 for front, rear and two storey side extension and also planning permission granted application no: DM/22/2367 for loft conversion.



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GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



# Accommodation

## Ground Floor Entrance Hall

**Kitchen/Dining Area**  
17' 1" x 11' 0" (5.21m x 3.35m)

**Living Area**  
13' 1" x 11' 5" (3.99m x 3.48m)

## First Floor Landing

**Main Bedroom**  
14' 7" x 8' 4" (4.45m x 2.54m)

**Bedroom 2**  
10' 4" x 11' 2" (3.15m x 3.40m)

**Bedroom 3**  
7' 3" x 6' 8" (2.21m x 2.03m)

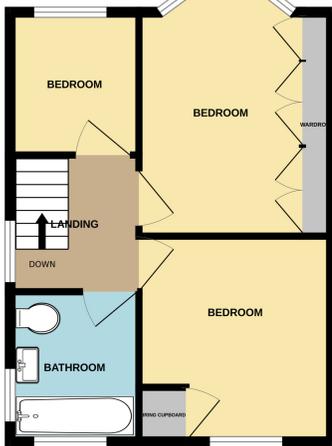
**Family Bathroom**  
8' 2" x 6' 7" (2.49m x 2.01m)

## Outside Garden

**Garage/Utility Area**  
20' 0" x 8' 9" (6.10m x 2.67m)

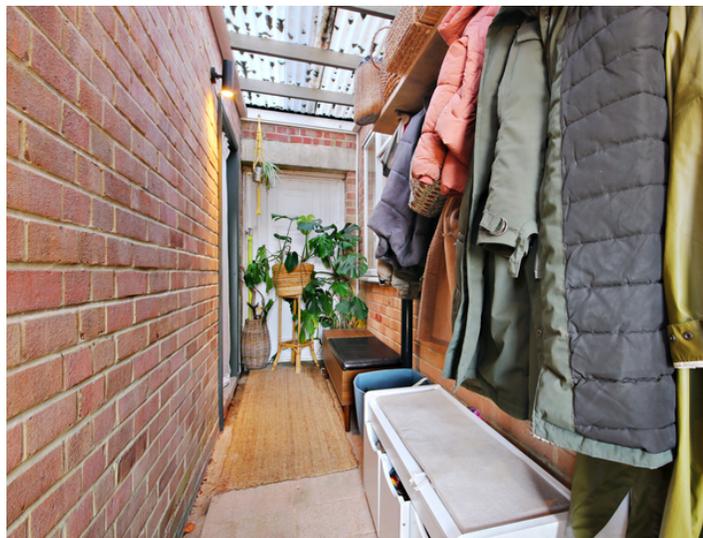
## Driveway

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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.  
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