

£600,000

8 Glendyne Close, East Grinstead



- Detached Family Home
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms
- Extended Kitchen/Breakfast Room
- Separate Utility Room & WC
- Beautifully Landscaped Gardens
- Garage & Driveway
- Quiet & Sought-After Cul-De-Sac

For further information contact Garnham H Bewley:

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



8 Glendyne Close, East Grinstead, West Sussex RH19 4NP

Garnham H Bewley are delighted to present to the market this beautifully presented and extended four bedroom, detached family home. Located on the ever popular Herontye Estate this property boasts four bedrooms, two bathrooms, two reception rooms, an extended ground floor, separate utility room, beautiful rear gardens, garage and driveway parking for multiple vehicles.

The ground floor accommodation includes an inner hallway which provides access to all downstairs rooms. Towards the rear of the property, the extended lounge/living area is a fantastic size and enjoys a beautiful outlook over the rear garden. Also towards the rear of the property is the extended kitchen/breakfast room, with the breakfast area providing access to the rear garden. The kitchen is fitted with a range of wall and base level units providing ample storage and workspace. In addition to the kitchen there is the separate utility room which provides space for selection of appliances. Within the ground floor the property also enjoys a separate dining room which due to its size, can be versatile in its use. Towards the front of the property is bedroom four which comes with a selection of built-in wardrobes. Also on the ground floor there is a separate WC

On the first floor there are three double bedrooms and two bathrooms. Due to the unique design of this family home the main entrance hallway is located on the first floor and on the landing there are stairs leading down to the ground floor and doors leading to all of the upstairs rooms. The master bedroom which is a generous size has a beautiful outlook over the rear garden, benefits from a selection of built-in wardrobes and access through to the ensuite shower. Bedroom two also has built in wardrobes and a view to the front aspect. Bedroom three which can also be used as a double bedroom has a view over the rear garden. Bedrooms two and three are complimented by the main family bathroom which is fitted with a panel enclosed bath with shower and shower screen, low level WC, wash hand basin and tiled flooring.

Outside, the property enjoys a beautiful garden which benefits from a range of mature shrubs and hedges and an outlook out towards the popular Forest Way. The property itself is positioned on a very quiet cul-de-sac and located just a short distance from popular schools, main line train station and town centre. Towards the front of the property there is driveway parking for multiple vehicles and also access to the garage.



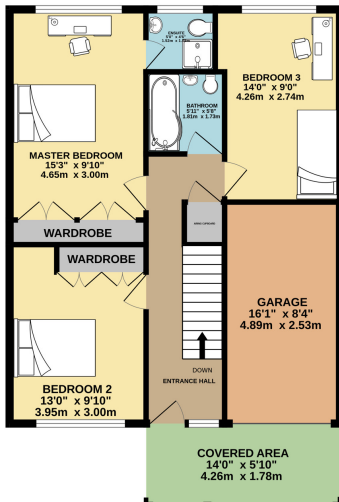
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GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



**Garnham
H Bewley**

1ST FLOOR
714 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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

Inner Hallway

Lounge

19' 0" x 15' 10" (5.79m x 4.83m)

Dining Room

13' 0" x 9' 10" (3.96m x 3.00m)

Kitchen / Breakfast Room

22' 11" x 8' 0" (6.99m x 2.44m)

Utility Room

8' 0" x 7' 7" (2.44m x 2.31m)

Separate WC

6' 1" x 4' 0" (1.85m x 1.22m)

Bedroom Four

13' 7" x 8' 0" (4.14m x 2.44m)

First Floor

Entrance Hallway

Master Bedroom

15' 3" x 9' 10" (4.65m x 3.00m)

Ensuite

5' 0" x 4' 6" (1.52m x 1.37m)

Bedroom Two

13' 0" x 9' 10" (3.96m x 3.00m)

Bedroom Three

14' 0" x 9' 0" (4.27m x 2.74m)

Bathroom

5' 11" x 5' 8" (1.80m x 1.73m)

Outside

Rear Gardens

Garage

16' 1" x 8' 4" (4.90m x 2.54m)

Driveway



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NEAREST STATIONS

East Grinstead Station - 1.0 miles

Dormans Station - 2.4 miles

Lingfield Station -3.8 miles

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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