

Offers in Excess of:

**£575,000**

**Garnham  
H Bewley**

94 Milton Crescent, East Grinstead



- Four Bedroom Semi-Detached Home
- Self-Contained Annexe
- Kitchen / Breakfast Room
- En-suite To Master Bedroom
- Gas Radiator Central Heating
- Utility & W.C.
- Driveway & Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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





## 94 Milton Crescent, East Grinstead RH19 1TQ

Garnham H Bewley are pleased to present to the market this fabulous four bedroomed semi-detached family home with an one bedroomed annexe offering versatile and multi generational accommodation situated within a popular estate of East Grinstead with great access for East Grinstead mainline railway station and local schools. The property has undergone various extensions over the years and in our opinion is offered in excellent decorative order throughout.

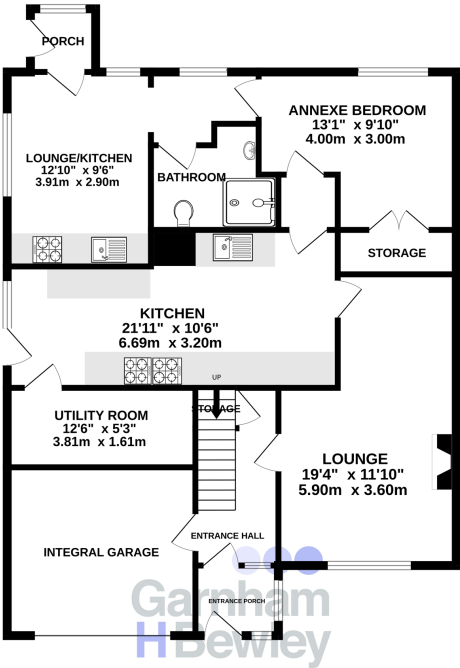
The ground floor consists of entrance porch onto entrance hall, spacious lounge with a large window to the front aspect providing plenty of light and a feature fireplace. The impressive kitchen/breakfast room is fitted in a comprehensive range of wall and base level units with area of work surfaces, space for range cooker and further kitchen appliances, door to the garden, window to the side access and a door to the useful utility room. To the rear of the property is a fabulous and spacious self-contained one bedroomed annexe.

The first floor consist of a large master bedroom with a dressing room and beautifully appointed en-suite bathroom. Bedroom two and bedroom three are great sized double bedrooms and bedroom four is a good sized single room. There is a family bathroom on the first floor which has the luxury of a separate shower and bath.

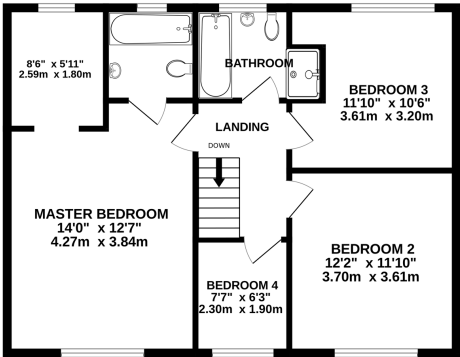
Outside, the rear garden is fence enclosed with areas of shingle and patio, area of lawn and mature shrub borders with access to the side. To the front is ample driveway parking and garage storage.

Welcome  
Home

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1ST FLOOR



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  
Ground Floor

Entrance Porch

Entrance Hall

Lounge

5.89m x 3.61m (19' 4" x 11' 10")

Kitchen

6.68m x 3.20m (21' 11" x 10' 6")

Annexe Kitchen / Lounge

3.91m x 2.90m (12' 10" x 9' 6")

Utility Room

3.81m x 1.60m (12' 6" x 5' 3")

Annexe Bedroom

3.99m x 3.00m (13' 1" x 9' 10")

Bathroom

First Floor  
First Floor

Landing

Master Bedroom

7.01m x 3.81m (23' x 12' 6")

Dressing Room

8' 6" x 5' 11" (2.59m x 1.80m)

En-suite

Bedroom 2

3.71m x 3.61m (12' 2" x 11' 10")

Bedroom 3

3.61m x 3.20m (11' 10" x 10' 6")

Bedroom 4

2.31m x 1.91m (7' 7" x 6' 3")

Bathroom

Outside  
Driveway

Garden



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## East Grinstead 01342 410227

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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