

£525,000

Garnham
H Bewley

14 Glendyne Way, East Grinstead



- Extended Detached Family Home
- Three Bedrooms
- Mezzanine
- Kitchen/Dining Room
- Lounge with Log Burner
- Bathroom and Separate W.C.
- Garage and Off Road Parking
- Cul-de-sac Location

For further information contact Garnham H Bewley:

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



14 Glendyne Way, East Grinstead, West Sussex RH19 4LS

Garnham H Bewley are pleased to present to the market this deceptively spacious three bedroomed detached chalet style family home which has been tastefully extended and modernised by the current owners to provide a light and stylish living space and the accommodation currently boasts an extended kitchen/dining room with views over the garden, spacious lounge with log burning stove, mezzanine overlooking the lounge which is versatile in its use but would work well as a study area, family bathroom, separate W.C., three bedrooms and garage en-bloc. The property is ideally situated within a tucked away cul-de-sac location offering lovely views to the front of the property and great access to local primary and secondary schools and scenic walks across open countryside. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

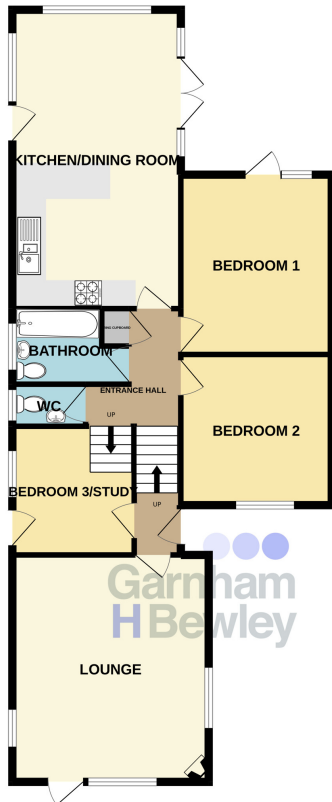
The ground floor consists of front door to the side of the property leading into the entrance hall with access to all principal rooms. The lounge is situated to the front of the property with triple aspect windows and feature log burning stove. The kitchen/dining room overlooks the rear garden and has been fitted with a range of wall and base level units, breakfast bar, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, slimline dishwasher, washing machine, double aspect windows, door to side and French doors leading to the garden. The main bedroom has a window to the rear aspect and door leading to the garden. Bedroom two overlooks the front aspect and bedroom three is set to the side aspect. The family bathroom has been fitted with a panel enclosed bath with shower point, wash hand basin, low level W.C., heated towel rail and window to the side aspect. There is also the separate W.C. The mezzanine overlooks the lounge and is verstaile in its use.

Outside the garden is fence enclosed with patio leading to lawn with a range of mature shrubs and borders and there is side access and rear access leading to the garage and off-road parking. To the front there is an area of garden and path leading to the front door.

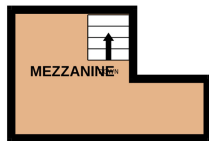


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GROUND FLOOR
946 sq. ft. (87.9 sq.m.) approx.



1ST FLOOR
102 sq. ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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
Entrance Hall**

Kitchen/Dining Room
21' 4" x 11' 4" (6.50m x 3.45m)

Lounge
16' 2" x 14' 0" (4.93m x 4.27m)

Main Bedroom
12' 10" x 10' 0" (3.91m x 3.05m)

Bedroom 2
10' 9" x 10' 0" (3.28m x 3.05m)

Bedroom 3
11' 1" x 8' 4" (3.38m x 2.54m)

**Bathroom
Separate W.C.**

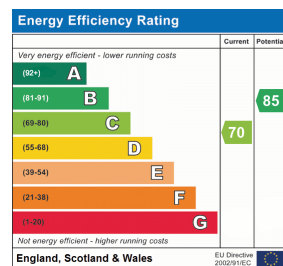
**Upper Level
Mezzanine**
14' 0" x 11' 3" (4.27m x 3.43m)

**Outside
Garden**

**Garage
Parking**



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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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