

£685,000

8 The Dakins, East Grinstead



- Detached Family Home
- Four Bedrooms
- Stunning Kitchen/Dining Room
- Lounge and Conservatory
- Study and Downstairs W.C.
- En-suite and Family Bathroom
- Garden
- Garage & Driveway Parking

For further information contact Garnham H Bewley:

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



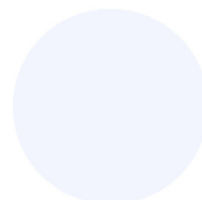
8 The Dakins, East Grinstead, West Sussex RH19 4ST

Garnham H Bewley are pleased to present to the market this beautifully extended four bedroom detached family home nestled within a popular cul-de-sac within the heart of East Grinstead. The property has been tastefully modernised to create a light and stylish living space and the accommodation currently boasts kitchen/dining room, lounge, study, conservatory, downstairs W.C., four bedrooms to the first floor, en-suite to the main bedroom, family bathroom and garage. Outside the garden offers a great space for entertaining complete with hot tub and there is ample driveway parking to the front. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the downstairs W.C. The kitchen/dining room has been fitted with wall and base level units with areas of work surfaces, centre island with breakfast bar seating, integrated oven, induction hob with extractor hood above, wine cooler, dishwasher, space for fridge/freezer, washing machine, tumble dryer, double windows to the rear, door leading to the garden and access to the study. The lounge has a window to the front aspect and patio doors leading to the conservatory overlooking the garden.

The first floor consists of the main bedroom with window to the front aspect and access to the en-suite which has been fitted with a panel enclosed spa bath with shower point and glass screen, wash hand basin, low level W.C., radiator, fully tiled walls and window to the front aspect. Bedroom two is set to the front aspect and bedrooms three and four both overlook the rear garden. There is also the family bathroom which has been fitted with a panel enclosed bath with shower point and glass screen, wash hand basin, low level W.C., radiator and fully tiled walls.

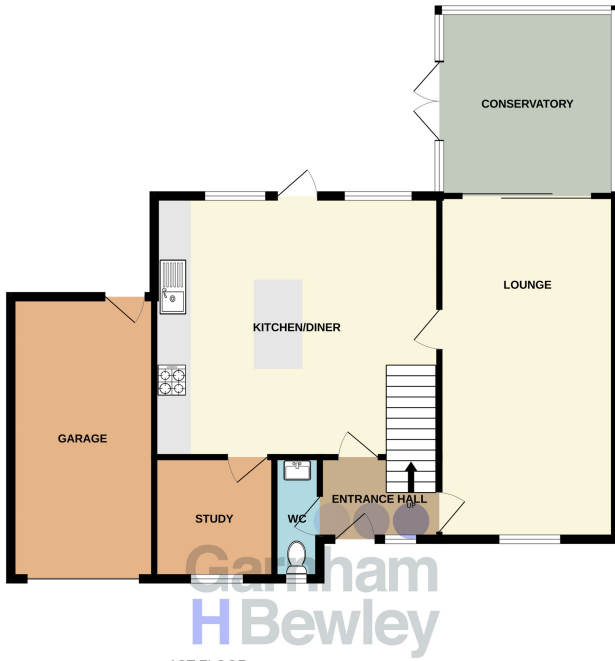
Outside the rear garden is fence enclosed with patio ideal for seating and leading to an astro turf garden. There is rear access to the garage and to the front there is ample driveway parking leading to the garage.



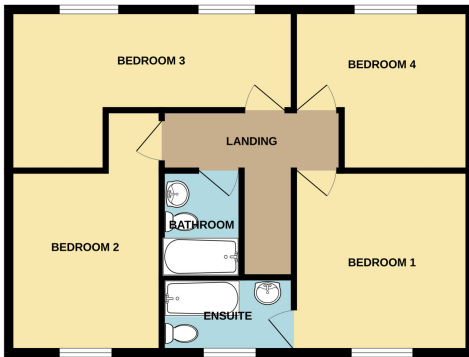
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Accommodation

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1593 sq.ft. (148.0 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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Ground Floor Entrance Hall

Downstairs W.C.

Kitchen/Dining Room
18' 1" x 16' 7" (5.51m x 5.05m)

Lounge
21' 8" x 11' 2" (6.60m x 3.40m)

Conservatory
11' 9" x 11' 1" (3.58m x 3.38m)

Study
7' 9" x 7' 7" (2.36m x 2.31m)

First Floor Landing

Main Bedroom
12' 0" x 11' 4" (3.66m x 3.45m)

En-suite
8' 4" x 4' 5" (2.54m x 1.35m)

Bedroom 2
18' 7" x 8' 2" (5.66m x 2.49m)

Bedroom 3
18' 7" x 9' 9" (5.66m x 2.97m) at widest point

Bedroom 4
11' 4" x 9' 5" (3.45m x 2.87m)

Family Bathroom
6' 10" x 5' 11" (2.08m x 1.80m)

Outside Garden

Garage
17' 11" x 9' 1" (5.46m x 2.77m)

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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