

Guide Price

£420,000

£400,000

41 Crescent Road, East Grinstead



- Mid Terrace Family Home
- Three Bedrooms
- Open Plan Lounge / Dining
- Separate Kitchen
- Family Bathroom & Downstairs WC
- Close To Town & Station
- Garage & Courtyard Garden
- No Onward Chain

For further information contact Garnham H Bewley:

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



41 Crescent Road, East Grinstead, West Sussex RH19 1HR

Guide Price £400,000 - £420,000. Garnham H Bewley are delighted to present to the market this three bedroom, mid-terraced family home offered to the market with no onward chain. This property comprises three bedrooms, a spacious lounge/dining area, separate kitchen, rear courtyard garden and garage on block.

On the ground floor there is a welcoming entrance hallway where there is access to the downstairs WC and an opening through to the spacious lounge/living area. Towards the rear of the property, the dining section leads through to the separate kitchen via sliding doors. The kitchen is fitted with a range of wall and low level base units creating ample work surface and space for a selection of appliances.

On the first floor there are three bedrooms and the main family bathroom. The master bedroom, which is a fantastic size, allows space for a variety bedroom style furniture and also enjoys two large windows overlooking the rear garden. Bedrooms two and three are set towards the front of the property and both enjoy a view towards the front aspect. All bedrooms 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 walls.

Outside, the property enjoys a pleasant rear courtyard garden, which enjoys a selection of mature shrubs and hedges. The courtyard also provides access out to the rear garage. Towards the front of the property there is a small front garden with lawn and rose beds.

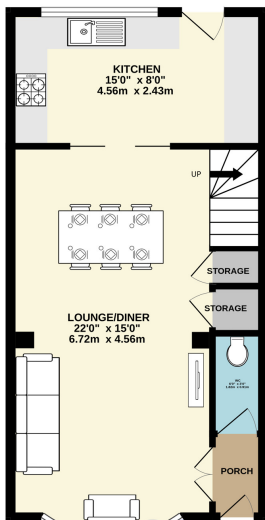
Overall, the property requires some cosmetic work throughout but is ideally situated within close proximity to the main town centre, local schools and mainline train station. The properties is also presented to the market with no onward chain.



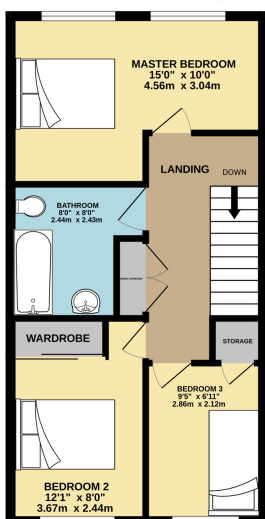
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GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



Garnham
H Bewley



TOTAL FLOOR AREA: 950 sq.ft. (88.3 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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Accommodation

Ground Floor

Porch

Downstairs WC

Lounge/Diner

22' 0" x 15' 0" (6.71m x 4.57m)

Kitchen

15' 0" x 8' 0" (4.57m x 2.44m)

First Floor

Master Bedroom

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom Two

12' 1" x 8' 0" (3.68m x 2.44m)

Bedroom Three

9' 5" x 6' 11" (2.87m x 2.11m)

Bathroom

Courtyard Garden

Garage



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NEAREST STATIONS

East Grinstead Station - 0.1 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.4 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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