

Guide Price  
£450,000

£435,000

Garnham  
**H** Bewley

38 The Glades, East Grinstead



- Fabulous Three Bedroomed Home
- Extended & Modernised Throughout
- Downstairs Cloakroom
- Refitted Kitchen
- Three Reception Rooms
- Refitted Shower Room
- Parking and Garage
- Private Rear Garden

For further information contact Garnham H Bewley:

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## 38 The Glades, East Grinstead, West Sussex RH19 3XW

This well-presented and deceptively spacious three-bedroom mock Georgian home offers versatile accommodation, ideal for modern family living. Situated within close proximity to the highly regarded Estcots Primary School and Sackville Secondary School, the property combines convenience with comfort.

**Ground Floor** An inviting entrance hall welcomes you into the home, complete with practical storage and a downstairs W.C. The spacious lounge flows seamlessly into a bright family room, enhanced by French doors opening onto the garden and a roof light that fills the space with natural light. The recently refitted kitchen features a modern range of units and work surfaces, integrated appliances, and a window overlooking the rear garden. A separate dining room completes the ground floor, offering additional flexibility for entertaining or everyday use.

**First Floor** Upstairs, you will find three generously sized double bedrooms. The master bedroom benefits from built-in wardrobes. The contemporary shower room has been refitted to a high standard, featuring a large shower, vanity unit with wash hand basin, W.C., heated towel rail, tiled walls, and a window to the rear.

**Outside** The property includes driveway parking and a garage, with side access leading to the private rear garden. The garden is well maintained, with a patio area ideal for outdoor dining, a level lawn, and established borders offering a good degree of privacy.

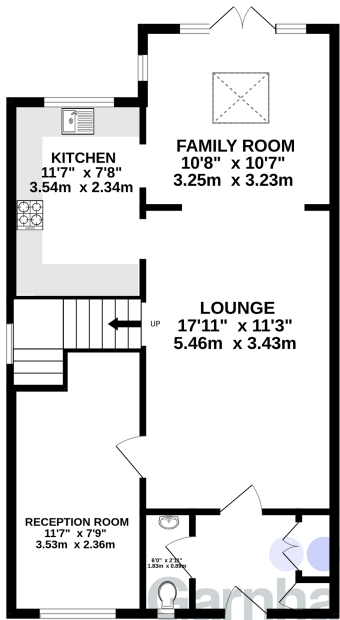


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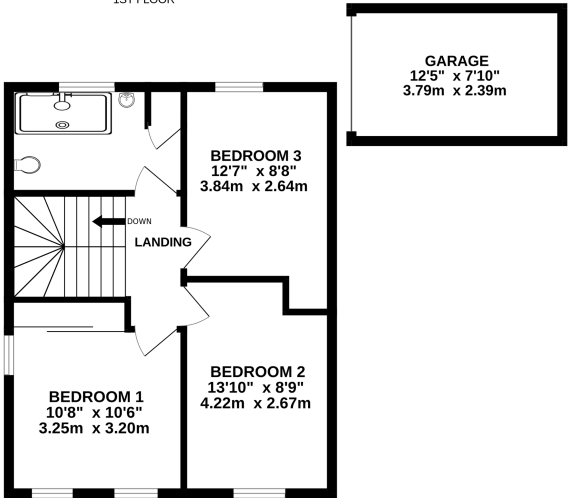
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# Accommodation

GROUND FLOOR



1ST FLOOR



## Entrance Hall

## Downstairs W.C.

## Lounge

17' 11" x 11' 3" (5.46m x 3.43m)

## Family Room

10' 8" x 10' 7" (3.25m x 3.23m)

## Kitchen

11' 7" x 7' 9" (3.53m x 2.36m)

## Dining Room

15' 10" x 7' 9" (4.83m x 2.36m)

## First Floor

## Master Bedroom

10' 8" x 10' 6" (3.25m x 3.20m)

## Bedroom 2

13' 10" x 8' 9" (4.22m x 2.67m)

## Bedroom 3

12' 7" x 8' 8" (3.84m x 2.64m)

## Family Shower Room

## Garage

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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## NEAREST RAILWAY STATIONS

East Grinstead Station - 1.2 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.6 miles

## NEAREST SCHOOLS

Sackville Secondary School - 0.3 miles

Estcots Primary School - 0.4 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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