

£625,000

Willow House, Wellfield, East Grinstead



- Detached Family Home
- Three Bedrooms
- Kitchen/Breakfast room
- Lounge with Feature Fireplace
- Utility and Downstairs W.C.
- Dining Room
- Bonus Office/Hobby Area
- Garage and Driveway

For further information contact Garnham H Bewley:

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



Willow House, Wellfield, East Grinstead RH19 3SX

Garnham H Bewley are pleased to present to the market this stunning three bedroom detached family home which offers light and stylish living space which has been modernised and well maintained by the current owner and currently boasts kitchen/breakfast room, ever useful utility, lounge with feature fireplace, dining room, downstairs W.C., three bedrooms to the first floor, family bathroom and handy office/hobby area access via loft stairs and ladder. Outside the gardens have been wonderfully landscaped to provide a great space for entertaining and spread from the front, side and rear of the property. There is also the driveway parking leading to the detached garage. 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 porch with storage cupboard and door leading through to the entrance hall which has stairs leading to the first floor and access to the downstairs W.C. The kitchen/breakfast room overlooks the rear garden and has been fitted with a range of wall and level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, fridge/freezer, dishwasher window to the rear aspect and door leading through to the utility room providing space for washing machine, tumble dryer, window to the side aspect and door leading to the garden. The lounge spreads from the front to the rear of the property with feature fireplace, window to the front aspect and French doors leading to the garden. There is also the dining room which is versatile in its use and has double aspect windows.

The first floor consists of landing. The main bedroom and bedroom two both overlook the rear aspect with the added benefit of fitted wardrobes. Bedroom three is set to the front aspect and there is also the family bathroom which has been fitted with a panel enclosed shower bath with shower point and glass screen, wash hand basin, low level W.C. and window to the front aspect. There is also the added bonus of the office/hobby area which is access from the utility via a loft ladder and hatch.

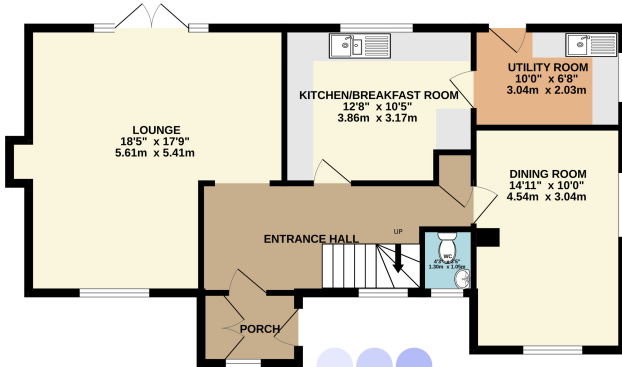
Outside there is driveway parking to the side of the property leading to the garage. The pretty cottage like gardens offer plenty of privacy and wrap around the house to incorporate a wall enclosed garden, lawned area and private patio, great for al fresco dining.



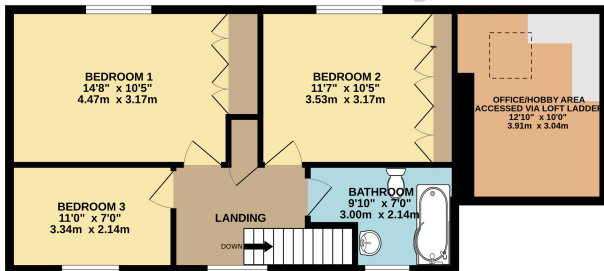
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Accommodation

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



Garnham
H Bewley
1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Porch

Entrance Hall

Downstairs w.c.

Kitchen/Breakfast Room

12' 8" x 10' 5" (3.86m x 3.17m)

Utility

10' 0" x 6' 8" (3.05m x 2.03m)

Lounge

18' 5" x 17' 9" (5.61m x 5.41m)

Dining Room

14' 11" x 10' 0" (4.55m x 3.05m)

First Floor

Landing

Main Bedroom

14' 8" x 10' 5" (4.47m x 3.17m)

Bedroom 2

11' 7" x 10' 5" (3.53m x 3.17m)

Bedroom 3

11' 0" x 7' 0" (3.35m x 2.13m)

Family Bathroom

9' 10" x 7' 0" (3.00m x 2.13m)

Outside

Gardens

Garage

Driveway



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NEAREST STATIONS

East Grinstead Station

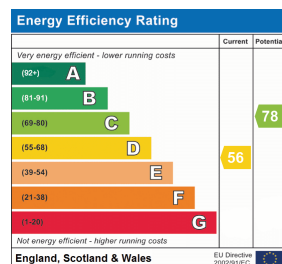
1.6 miles

Dormans Station

2.9 miles

Lingfield Station

4.3 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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