

Guide Price

£375,000

Garnham
H Bewley

12 Willow Close, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Cul-de-sac Location
- Ample Driveway Parking
- Garage En-bloc

For further information contact Garnham H Bewley:

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



12 Willow Close, East Grinstead, West Sussex, RH19 2DQ

Guide Price £375,000 to £385,000. Garnham H Bewley are delighted to bring to the market this wonderful three-bedroom terraced family home, offering generous living space and a practical layout throughout. The property features a spacious lounge/dining room, a well-appointed kitchen, a family bathroom, front and rear gardens, and a garage en-bloc. An internal viewing is highly recommended to fully appreciate the quality and charm of this lovely home.

Ground Floor: The entrance hall provides access to the first-floor staircase and leads through to a bright and airy lounge/dining room, complete with a feature fireplace, a window overlooking the rear garden, and an additional window to the front aspect allowing plenty of natural light. The fitted kitchen offers a range of wall and base units with complementary work surfaces, a one-bowl sink/drainage, space for appliances, and a door opening directly onto the rear garden.

First Floor: The first-floor landing leads to three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a rear aspect window with garden views. Bedroom two, located at the front, also includes built-in storage, while bedroom three features a front aspect window and built-in wardrobe. The bedrooms are served by a family bathroom fitted with a panel-enclosed bath, wash hand basin, low-level WC, and a window to the rear aspect.

Outside: The rear garden is mainly laid to lawn and enclosed by fencing, with a patio area directly accessible from the kitchen—ideal for outdoor dining and entertaining. To the front, the property benefits from driveway parking leading to the entrance, along with a garage situated en-bloc.



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Accommodation

Ground Floor Entrance Hall

Lounge/Dining Room
24' 9" x 13' 5" (7.54m x 4.09m)

Kitchen
8' 6" x 7' 8" (2.59m x 2.34m)

First Floor Landing

Main Bedroom
12' 1" x 10' 0" (3.68m x 3.05m)

Bedroom 2
10' 7" x 9' 8" (3.23m x 2.95m)

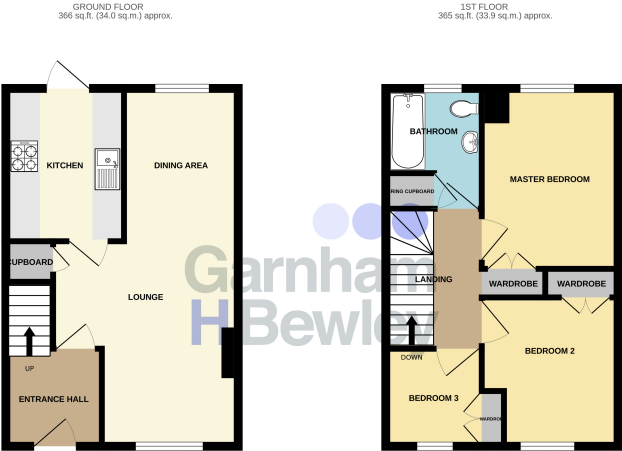
Bedroom 3
7' 6" x 6' 0" (2.29m x 1.83m)

Family Bathroom

Outside Garden

Driveway

Garage En-bloc



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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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