

Price:

£770,000

Garnham
H Bewley

20 Harvest Hill, East Grinstead



- Stunning Four Bedroomed Home
- Spacious Accommodation
- Refitted Kitchen and Bathroom
- Three Reception Rooms
- Ample Driveway Parking
- Large Double Garage
- Impressive Grounds
- No Onward Chain

For further information contact Garnham H Bewley:

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



20 Harvest Hill, East Grinstead RH19 4BT

Garnham H Bewley are delighted to offer for sale for this beautifully presented and spacious four bedroomed detached family home enjoying a fabulous rear garden located on the every popular Hurst En Clays estate. The property is offered to the market in excellent decorative order with ample driveway parking, double garage and no onward chain.

The ground floor accommodation consists of entrance hall with storage cupboards, stairs to the first floor and a door to the well - appointed cloakroom and shower room. There is a study and a separate family room / bedroom five on the ground floor which are bright and airy and are situated to the front of the property. The first floor consists of a spacious lounge / dining room benefiting from double aspect windows and bi -folding doors leading to the generous sized patio. Off the dining area is the beautifully finished kitchen fitted with a comprehensive range of wall and base units with area of granite work surfaces, inset sink/drain, built in double oven and four ring hob with cooker hood above, space for kitchen appliances, double aspect windows to the front and rear, door to the garden, part tiled walls and a tiled floor.

The second floor accommodation consists of bedroom four which is a good sized double room and has the re fitted family bathroom opposite fitted with a panelled enclosed bath, separate shower, vanity style wash hand basin with storage under, low level W.C, fully-tiled walls and a window to the side aspect. The third floor accommodation consist of the master bedroom, bedroom two and bedroom three which are all great sized double bedrooms with plenty of built in wardrobes providing plenty of storage and hanging space and a wonderful view over the rear garden.

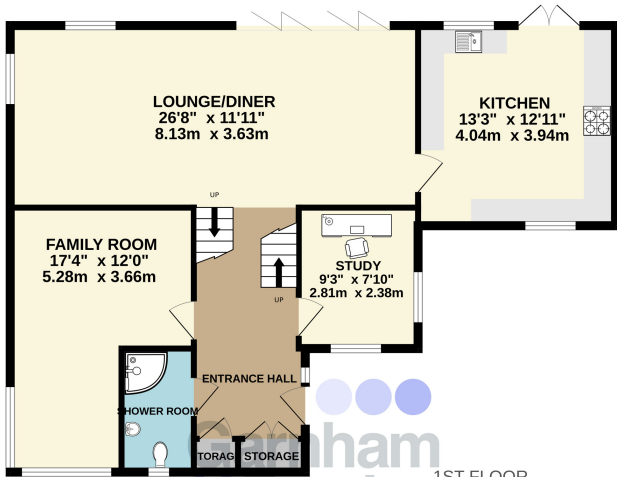
Outside, to the front of the property has the luxury of a large driveway and a double garage with electric roller doors. There is a large area of lawn to the front with mature shrubs and hedging and side gate access to either side. The rear garden has been wonderfully designed by the current owners providing several seating areas, an expanse of lawn for all the family to enjoy to the front and far rear. The garden has a variety of matures shrubs and flowers giving the perfect garden for everyone to enjoy. From the top of the garden there are stunning far reaching views and great privacy throughout the garden. The property is within close proximity to East Grinstead mainline railway station and The Meads Primary School. East Grinstead town centre is also within close proximity.



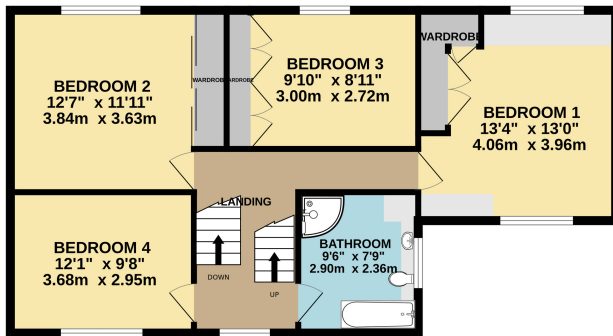
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GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.7 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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Entrance Hall

Downstairs Shower Room

Family Room

17' 4" x 12' 0" (5.28m x 3.66m)

Study

7' 10" x 9' 3" (2.39m x 2.82m)

Lounge / Dining Room

26' 8" x 11' 11" (8.13m x 3.63m)

Kitchen

13' 3" x 12' 11" (4.04m x 3.94m)

Bedroom 1

13' 0" x 13' 4" (3.96m x 4.06m)

Bedroom 2

11' 11" x 12' 7" (3.63m x 3.84m)

Bedroom 3

9' 10" x 8' 11" (3.00m x 2.72m)

Bedroom 4

12' 1" x 9' 8" (3.68m x 2.95m)

Family Bathroom

9' 6" x 7' 9" (2.90m x 2.36m)

Driveway

Double Garage

17' 0" x 17' 0" (5.18m x 5.18m)



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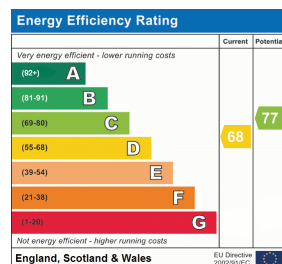
Transport Information

Nearest Railway Stations

East Grinstead (0.4 mi)

Dormans (2.5 mi)

Lingfield (3.8 mi)



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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