

Guide Price

£675,000

£650,000

Garnham
H Bewley

Lingfield Road, East Grinstead



- Detached Bungalow
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Excellent Condition Throughout
- Close To Town & Station
- Spacious Accommodation
- Driveway Parking

For further information contact Garnham H Bewley:

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



Winfield, Lingfield Road, East Grinstead, West Sussex RH19 2EJ

Guide Price £650,000 to £675,000. Garnham H Bewley are delighted to offer for sale this substantial, four bedroomed detached chalet style bungalow offering spacious accommodation and finished to a high specification with ample driveway parking. The current owners have modernised the property throughout creating a wonderful living space for all the family to enjoy.

The ground floor accommodation consists of a spacious and inviting reception hall with stairs to the first floor landing with a stylish banister and doors to all downstairs rooms. The spacious lounge enjoys a large window to front aspect provided plenty of light and there is also plenty of room for living room furniture. The kitchen/breakfast room has been fitted to a high specification in a comprehensive range of wall and base level units with area of worksurfaces, inset sink drainer, built in oven With four ring electric hob with extractor hood above, space for kitchen appliances and patio doors to the rear garden. Off the kitchen is a useful utility room providing space and plumbing for a washing machine, insert sink with base level units and access onto the garden. There is a dining room alongside the kitchen which has a window to the side aspect and could all be open into one room if required. The master bedroom has a window to the front aspect, a range of fitted wardrobes providing plenty of hanging space and a door to a well-appointed ensuite shower room with large walk-in shower. Bedroom two and three are both very good size double room also with the luxury of plenty of built-in wardrobe space. On the ground floor there is a useful study and a family bathroom fitted with a panel enclosed bath with shower over, low-level WC, wash hand basin, heated towel rail and the window to side aspect.

The first floor accommodation consist of a fourth bedroom which is a generous sized room with a Velux window and a window to the rear aspect. There is further loft area which would make a great children's play room with some restricted head height and eave storage. The family bathroom is refitted enjoying a corner bath with shower, vanity style wash hand basin, low-level WC, heated towel rail, part tiled walls and a Velux window.

Outside the front of the property is approached via brick pillars leading to a large, paved driveway providing off-road parking for 5/6 cars. There is side gate access to the rear garden which is low maintenance with an area of lawn, decking area, great privacy and a large storage shed with power and light. The property is superbly located for Baldwins Hill primary school, Imberhome lower school, East Grinstead mainline railway station and a local park within striking distance.



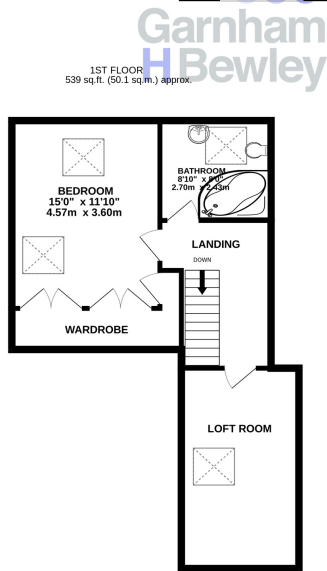
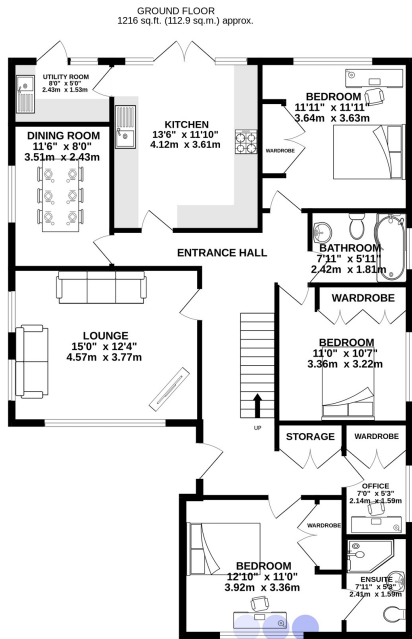
Welcome
Home



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Accommodation



TOTAL FLOOR AREA: 1755 sq.ft. (163.0 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 Hallway

Lounge

15' 0" x 12' 4" (4.57m x 3.76m)

Kitchen

13' 6" x 11' 10" (4.11m x 3.61m)

Utility Room

8' 0" x 5' 0" (2.44m x 1.52m)

Dining Room

11' 6" x 8' 0" (3.51m x 2.44m)

Office

7' 0" x 5' 3" (2.13m x 1.60m)

Bedroom

12' 10" x 11' 0" (3.91m x 3.35m)

Ensuite

7' 11" x 5' 3" (2.41m x 1.60m)

Bedroom

11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom

11' 0" x 10' 7" (3.35m x 3.23m)

Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

First Floor

Bedroom

15' 0" x 11' 10" (4.57m x 3.61m)

Bathroom

8' 10" x 9' 0" (2.69m x 2.74m)

Loft Room

Outside

Front & Rear Garden

Driveway

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NEAREST STATIONS

East Grinstead Station - 0.7 miles

Dormans Station - 1.5 miles

Lingfield Station - 2.8 miles

East Grinstead
01342 410227

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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