

£545,000

Guide Price

Garnham
H Bewley

2 Tangle Oak, Felbridge



- Three Bedroomed Detached Bungalow
- Very Spacious Lounge/Diner
- Kitchen / Breakfast Room
- Conservatory
- Family Shower Room and En-suite
- Large Garage and Driveway
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner

5.54m x 5.18m (18' 2" x 17')

Kitchen/Breakfast Room

3.89m x 2.64m (12' 9" x 8' 8")

Conservatory

4.72m x 2.18m (15' 6" x 7' 2")

Master Bedroom

4.52m x 3.33m (14' 10" x 10' 11")

Refitted En-suite

3.33m x 1.57m (10' 11" x 5' 2")

Bedroom 2

3.38m x 2.97m (11' 1" x 9' 9")

Bedroom 3

3.00m x 2.74m (9' 10" x 9')

Family Bathroom

OUTSIDE

Front Garden

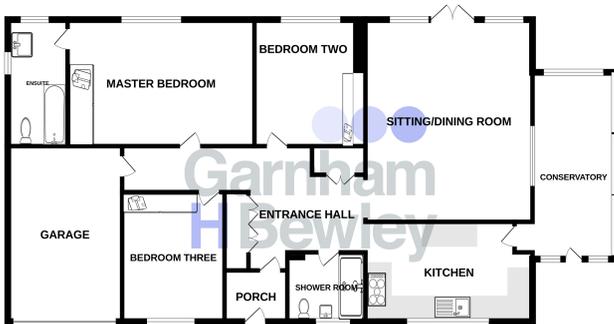
Driveway

Garage

5.23m x 4.55m (17' 2" x 14' 11")

Rear Garden

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of rooms, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The various fixtures and appliances shown have not been tested and the purchaser should verify the condition of any items prior to purchase.
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2 Tangle Oak, Felbridge RH19 2PG

Garnham H Bewley are delighted to offer for sale this fabulous three bedroomed detached bungalow which has undergone extensive modernisation over the years by the current owners creating a spacious and bright family home. This beautiful detached bungalow is situated in a popular and quiet cul-de-sac location within Felbridge.

The accommodation consists of entrance porch, reception hall with plenty of built in storage of which one houses the combination Worcester boiler. The impressive sized lounge enjoys double aspect windows providing a lovely outlook over the garden, feature fireplace with gas point, French doors onto the patio, wall lights and an opening through into the kitchen. Off of the lounge is a bright and airy newly glazed conservatory which has access to the side garden and is currently being used as a gym. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surface, one bowl inset sink/drainer with mixer tap, built in double oven with four ring hob and cooker hood above, integrated dishwasher, space for upright fridge/freezer, breakfast bar, inset ceiling lighting, door to the sun room and a window to the front aspect. There are three double bedrooms of which all have the benefit of built in double wardrobes providing plenty of hanging space. The generous sized master bedroom has a luxury en-suite with panel enclosed bath with central mixer taps and separate shower attachment, low level W.C, wash hand basin with mixer tap, heated chrome towel rail, part tiled walls and double aspect windows to the rear and side. The two further bedrooms are complemented by the family shower room which is fitted with a large walk-in Aqualisa shower with glass screen, low level W.C, vanity style wash hand basin with mixer tap, heated chrome towel rail, part tiled walls and a window to the front aspect.

Outside, the property to the front has an area of lawn with gate access to the rear, paved driveway for two cars and a large garage with power, light, new electric garage door, loft hatch and access internally to the bungalow and an electric fast charging point. The property occupies a corner plot offering a private garden to the side and an expanse of lawn to the rear with a variety of mature shrubs and flowering plants. The garden enjoys a high degree of privacy and offers further storage space to the right hand side of the bungalow. The property is situated in the popular village of Felbridge and is within close proximity to Imberhorne Secondary School and Felbridge Primary School.



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Transport Information

Nearest Railway Stations:

Train Station East Grinstead (1.9 miles)

Train Station Dormans (2.4 miles)

Train Station Lingfield (3.1 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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