

£800,000

19 Musgrave Avenue, East Grinstead



- Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Modern Kitchen & Utility Room
- Double Garage
- Beautiful Rear Garden
- Parking For Three Cars
- Close To Town & Station

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 19 Musgrave Avenue, East Grinstead, West Sussex RH19 4BP

Garnham H Bewley are delighted to present to the market is beautifully presented, mock Georgian, three bedroom detached home. Offered to the market in excellent condition throughout this property boasts a welcoming entrance hallway, three reception rooms, kitchen and utility, three bedrooms, main family bathroom, double garage, stunning rear garden and driveway parking multiple vehicles.

The ground floor comprises a welcoming hallway which provides access to all the downstairs rooms and has a large window overlooking the rear garden. The main lounge / living area stretches from the front of the property to the rear, creating a light and airy room. There is a feature fireplace and access to the added conservatory via double doors. Towards the front of the property and across the hallway, the separate dining area which has a large window overlooking the front aspect. At the rear of the property is the modern fitted kitchen which has been designed to offer a range of wall and base level units, providing ample storage, a selection of integrated appliances and generous amount of quartz work surface. The kitchen provides access to the separate utility room which is a great space to house additional appliances and also where you can access the downstairs shower room with Aqualisa Power Shower, garden and integral double garage.

On the first floor there are three bedrooms and main family bathroom. The master bedroom is positioned above the lounge so also enjoys a double aspect view towards the front and the rear of the property and due to its size, provides space for a variety of bedroom style furniture. Bedroom two, a generous double has a view over the front garden and benefits from a selection of built-in wardrobes. Bedroom three which is currently being used as an office room with view over the rear garden. All bedrooms are complimented by the main family bathroom which is fitted with a panel enclosed bath with shower and shower screen, low-level WC, wash hand basin, underfloor heating, tiled walls and a privacy style window overlooking the rear aspect.

Outside the property enjoys a perfectly maintained rear garden. The garden has a selection of mature shrubs, hedges and flowerbeds and offers a great space for all the family to enjoy. There is a large patio area accessible via the conservatory and utility area and the garden benefits from side access leading towards the front of the property where there is parking for multiple vehicles and access to the double garage which has power and an electric up and over door.

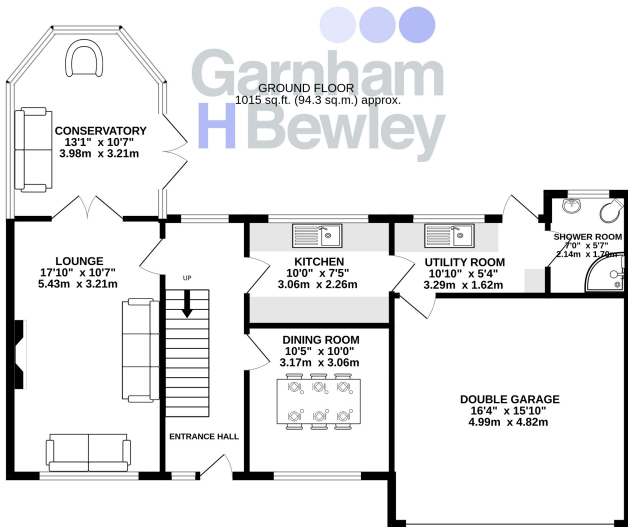
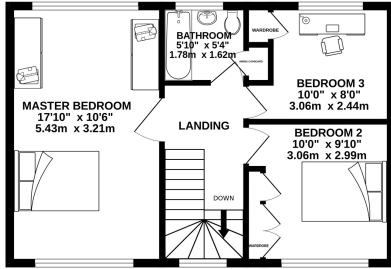
Overall the property is presented to the market in excellent condition throughout and it's just a few minutes walk from the main town centre, mainline train station and popular local schools.

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1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 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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## Ground Floor

### Entrance Hallway

#### Lounge

17' 10" x 10' 7" (5.44m x 3.23m)

#### Conservatory

13' 1" x 10' 7" (3.99m x 3.23m)

#### Dining Room

10' 5" x 10' 0" (3.17m x 3.05m)

#### Kitchen

10' 0" x 7' 5" (3.05m x 2.26m)

#### Utility Room

10' 10" x 5' 4" (3.30m x 1.63m)

#### Shower Room

7' 0" x 5' 7" (2.13m x 1.70m)

#### Double Garage

16' 4" x 15' 10" (4.98m x 4.83m)

## First Floor

### Master Bedroom

17' 10" x 10' 6" (5.44m x 3.20m)

### Bedroom Two

10' 0" x 9' 10" (3.05m x 3.00m)

### Bedroom Three

5' 10" x 5' 4" (1.78m x 1.63m)

### Family Bathroom

5' 10" x 5' 4" (1.78m x 1.63m)

## Outside

### Front & Rear Garden

### Driveway Parking



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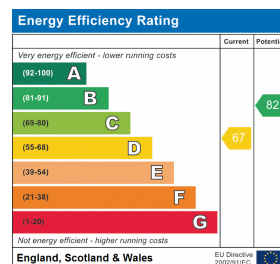


## NEAREST STATIONS

East Grinstead Station - 0.6 miles

Dormans Station - 2.5 miles

Lingfield Station - 3.9 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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