

Guide Price

£570,000

£550,000

Garnham
H Bewley

Lower Dene, East Grinstead



- End of Terrace Town House
- Four Bedrooms
- Walk in Wardrobe
- Two En-suite and Family Bathroom
- Kitchen/Breakfast Room
- Lounge
- Downstairs Cloakroom
- Garden

For further information contact Garnham H Bewley:

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



4 Maple Dell, Lower Dene, East Grinstead, West Sussex RH19 3NG

Garnham H Bewley are pleased to present to the market this spacious four bedroom end of terrace town house, which in our opinion has been finished to a high standard and is situated within a great location for local schools. The property offers a stunning master bedroom with walk in wardrobe and en-suite, a further en-suite to the second bedroom, family bathroom, downstairs cloakroom, kitchen/breakfast room, lounge, garden and off road parking. Internal viewings come highly recommended to fully appreciate this stunning town house.

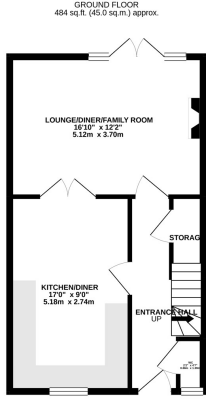
On the ground floor there is a hallway with oak veneer doors leading to the cloakroom, kitchen/breakfast room and also the living room to the rear. The kitchen/breakfast room has bespoke fitted units with work surfaces and splashbacks with built-in stainless steel oven and matching gas hob. The fully integrated appliances include a dishwasher, washing machine and space for fridge/freezer.

There are low energy downlighters located below soft closing wall cupboards and ceramic tiled flooring. Part glazed oak veneer doors open to the Living Room which occupies the width of the property and has double glazed French doors providing access to the rear garden. The property has in total four bedrooms with both the master bedroom and bedroom two benefiting from en-suites. Bedrooms three and four and the family bathroom are located on the first floor, whilst the master bedroom located on the second floor, also features a walk-in wardrobe. The garden has been laid mainly to astro turf and enjoys a patio area ideal for entertaining. There is a shingle covered approach to the property which also provides allocated parking for two cars.

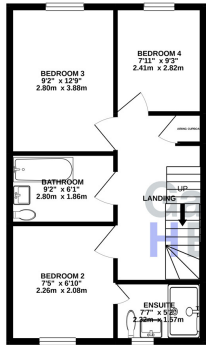


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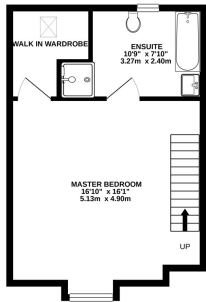
Accommodation



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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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Ground Floor
Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen/Breakfast Room
17' x 9' (5.18m x 2.74m)

Lounge
16' 10" x 12' 2" (5.13m x 3.71m)

First Floor
First Floor

Landing

Bedroom 2
11' 9" x 9' 2" (3.58m x 2.79m)

en-suite

Bedroom 3
12' 9" x 9' 2" (3.89m x 2.79m)

Bedroom 4
9' 3" x 7' 11" (2.82m x 2.41m)

Family Bathroom

Second Floor
Second Floor

Master Bedroom
16' 10" x 16' 1" (5.13m x 4.90m)

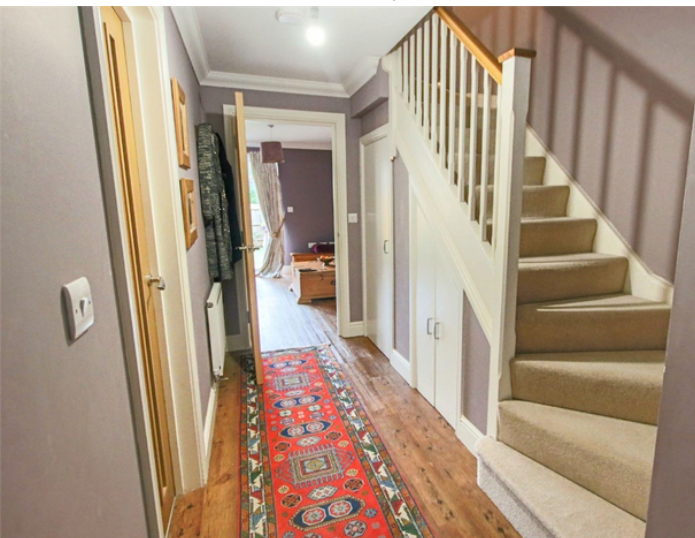
Walk in Wardrobe

En-suite

Outside
Outside

Garden

Allocated Parking



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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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