

Price

£345,000

Garnham
H Bewley

30 Elm Drive, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Family Bathroom
- Cul-de-sac Location
- Garden
- Off Road Parking

For further information contact Garnham H Bewley:

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



30 Elm Drive, East Grinstead, West Sussex RH19 3UH

Garnham H Bewley are delighted to offer for sale this fabulous three bedroom family home. The property boasts a generous size rear garden, separate fitted kitchen, fitted bathroom and three bedrooms. The property is situated in a cul-de-sac on the ever popular Estcots development which is within striking distance of East Court playing fields, mainline train station, town centre, Estcots Primary and Sackville Secondary School.

The ground floor accommodation consists of front door to entrance hall, stairs to the first floor landing, storage cupboard housing the meters and door to the spacious lounge/diner which is situated to the rear of the property and enjoys an outlook over the rear garden. The fitted kitchen is well-appointed and consists of a range of wall and base level units with area of work surface, sink/drain, built in oven with four ring hob and cooker hood above with splash back, space for washing machine, integrated fridge/freezer and window to the front aspect.

The first floor accommodation consists of landing and three bedrooms all of which are all complemented by the separate family bathroom. The bathroom has been fitted with a panel enclosed shower bath, low level W.C, wash hand basin, and tiled walls.

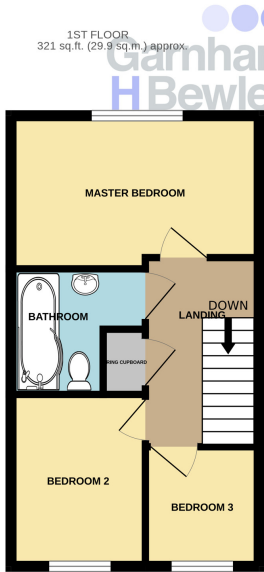
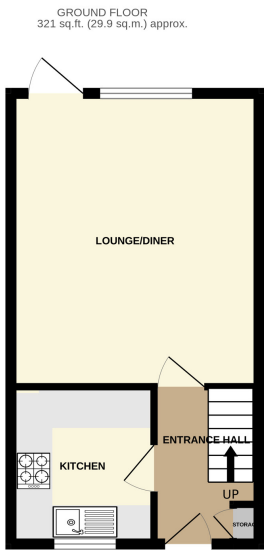
The rear garden is a great size and benefits from a patio area leading to a lawned garden with a range of mature shrubs and borders and a further seating area and garden shed to the rear. To the front there is a small garden with path leading to the front door.



Welcome
Home



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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.
Made with Metropix ©2023



Accommodation

Ground Floor Entrance Hall

Kitchen

8' 6" x 7' 9" (2.59m x 2.36m)

Lounge/Dining Room

15' 9" x 14' 1" (4.80m x 4.29m)

First Floor Landing

Main Bedroom

14' 1" x 7' 8" (4.29m x 2.34m)

Bedroom 2

10' 1" x 7' 6" (3.07m x 2.29m)

Bedroom 3

6' 5" x 6' 1" (1.96m x 1.85m)

Family Bathroom

7' 7" x 6' 0" (2.31m x 1.83m)

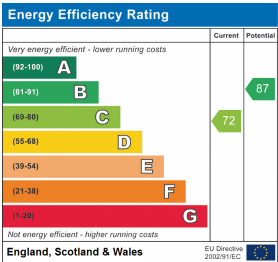
Outside Garden

Off Road Parking

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



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

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk