

Guide Price:

£450,000

Garnham
H Bewley

62 Kennedy Avenue, East Grinstead



- Fabulous Three Bedroomed Home
- Spacious Accommodation
- Beautifully Fitted Kitchen
- Utility and Downstairs Cloakroom
- Conservatory
- Two Reception Rooms
- Front and Rear Gardens
- Drive and Garage

For further information contact Garnham H Bewley:

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62 Kennedy Avenue, East Grinstead, West Sussex RH19 2DG

Guide Price £450,000 to £465,000. This spacious and well-presented three bedroomed family home offers an ideal blend of comfort, style, and functionality.

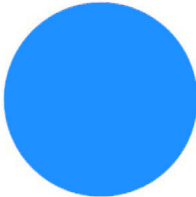
The large lounge is a real highlight, featuring a stunning fireplace and a large window that floods the room with natural light. Adjacent to the lounge is the dining room, which overlooks the beautifully landscaped garden, with French doors leading to a lovely patio area. The dining room also opens into a stunning, luxurious fitted kitchen, complete with wall and base units, an inset sink, AEG hob, double Hotpoint oven, and integrated fridge/freezer and dishwasher. A window at the rear aspect adds even more light to this elegant space.

A well-appointed utility room provides added convenience, and a beautifully finished downstairs WC adds to the practicality of the home. The bright and airy conservatory offers additional living space and easy access to the garden.

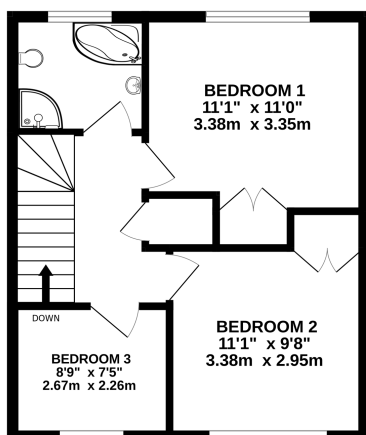
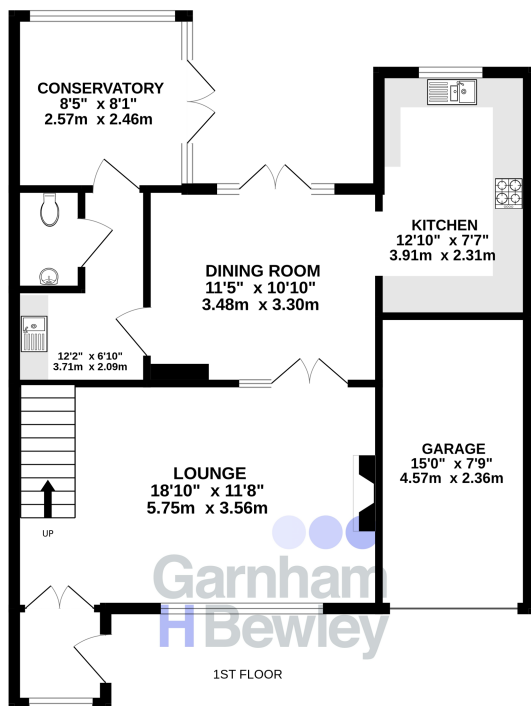
Upstairs, you'll find three bedrooms. Bedrooms one and two both feature built-in wardrobes for ample storage. The family bathroom is fully equipped with a bath, separate shower, low-level WC, wash hand basin, and a heated towel rail, with part-tiled walls and a window offering a view to the rear.

Outside, the property benefits from a driveway and a garage with power, light, and loft storage, providing plenty of space for parking and additional storage. The rear garden is a wonderful outdoor retreat, with several seating areas, an area of lawn, and mature shrubs.

Located in a popular area with highly regarded schools nearby and a mainline railway station offering easy access to London, this home is perfect for growing families looking for both comfort and convenience.



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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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Accommodation

Entrance Porch

Living Room

18' 10" x 11' 8" (5.74m x 3.56m)

Kitchen

12' 10" x 7' 7" (3.91m x 2.31m)

Dining Room

11' 5" x 10' 10" (3.48m x 3.30m)

Utility and Cloakroom

12' 2" x 6' 10" (3.71m x 2.08m)

Conservatory

8' 5" x 8' 1" (2.57m x 2.46m)

First Floor

Master Bedroom

11' 0" x 11' 1" (3.35m x 3.38m)

Bedroom 2

11' 1" x 9' 8" (3.38m x 2.95m)

Bedroom 3

8' 9" x 7' 5" (2.67m x 2.26m)

Family Bathroom

7' 8" x 7' 8" (2.34m x 2.34m)

Garage

15' 0" x 7' 8" (4.57m x 2.34m)



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NEAREST STATIONS

East Grinstead Station - 0.7 miles

Dormans Station - 1.5 miles

Lingfield Station - 2.8 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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