

Guide price:

£625,000

£600,000

Garnham  
H Bewley

7 Bluebell Close, East Grinstead,



- Stunning Four Bedroomed Home
- Set Over Three Floors
- Improved and Extended By Current Owners
- Large Kitchen / Diner
- Two Well - Appointed Bathrooms
- Generous Sized Conservatory
- Large Double Garage and Parking For 4 Cars
- Private Rear Garden

For further information contact Garnham H Bewley:

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





## 7 Bluebell Close, East Grinstead, West Sussex RH19 1RS

Guide Price: £600,000 - £625,000. Gamham H Bewley are delighted to offer for sale this fabulous extended four bedroomed detached family home situated in a quiet and sought after cul-de-sac location set over three floors creating versatile accommodation with spacious living, a large double garage and a private rear garden. The current owners have created a wonderful loft conversion which now consists of a stunning master suite with dressing room and luxurious bathroom.

The accommodation on the ground floor consists of an inviting reception porch and hall with built in storage, stairs to the first floor landing, W.C under the stairs and a door leading to the kitchen and living room. The spacious living room enjoys a box bay window to the front aspect providing plenty of light, feature brick fireplace, wood flooring and a door leading into the kitchen/dinner. The kitchen is fitted in a comprehensive range of wall and base level units with extensive area of work surfaces, inset sink / drainer, built-in double oven, hob with cooker hood over, integrated fridge / freezer, space for washing machine, space for dishwasher, breakfast bar area, window to the rear aspect, space for a breakfast table and chairs and sliding patio doors onto the generous sized conservatory which has an 180 degree outlook over the private rear garden. There are French doors and a further door leading to the outdoor space and an internal door into the double garage.

The first floor accommodation consist of two generous sized double bedrooms which are situated to the front and rear and a further single bedroom which enjoys an outlook over the rear garden. There is a useful study / dressing room which has stairs leading to the second floor. On the first floor there is a well-appointed family bathroom fitted in a white suite with a tiled enclosed bath, low-level WC, wash hand basin, separate, walk-in Aqualisa shower, fully tiled walls, inset ceiling lighting and a window to the rear aspect.

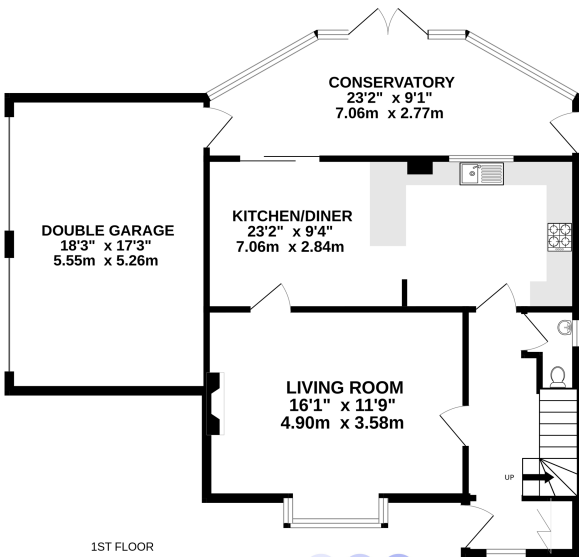
The second floor accommodation consists of the master suite, enjoying a wonderful sized bedroom with three large Velux windows and a window to the rear aspect providing plenty of light. There is a walk-in dressing room with plenty of hanging and storage space and a beautifully appointed en-suite bathroom fitted with a large walk-in shower, roll top bath with floor mounted taps and shower attachment, low-level WC, vanity style wash hand basin with storage under, heated towel rail, fully tiled walls, inset ceiling lighting and a window to the rear aspect.



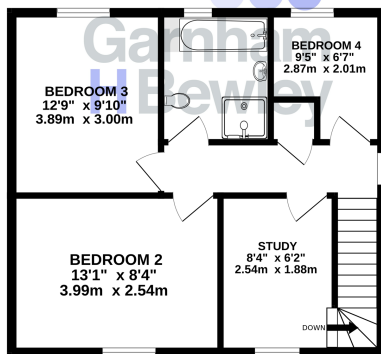
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# Accommodation

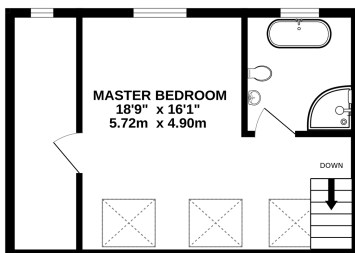
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Entrance Porch

Entrance Hall

Downstairs W.C.

Living Room

11' 9" x 16' 1" (3.58m x 4.90m)

Kitchen / Diner

23' 2" x 9' 4" (7.06m x 2.84m)

Conservatory

9' 1" x 23' 2" (2.77m x 7.06m)

First Floor

Bedroom 2

13' 1" x 8' 4" (3.99m x 2.54m)

Bedroom 3

12' 9" x 9' 10" (3.89m x 3.00m)

Bedroom 4

9' 5" x 6' 7" (2.87m x 2.01m)

Study / Dressing Room

8' 4" x 6' 2" (2.54m x 1.88m)

Second Floor

Master Bedroom

16' 1" x 18' 9" (4.90m x 5.71m)

En-suite

Dressing Area

Driveway

4 Cars

Rear Garden

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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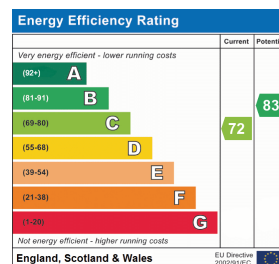
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Outside, there is driveway parking for four cars leading to a large detached garage with two up and over doors, power, light and loft space. The private rear garden has been excavated by the current owners creating a levelled landscaped garden which is mainly laid to lawn with timber sleeper borders with mature shrubs and flowering plants, side gate access, outside tap and a patio area. The property is situated superbly for popular primary and secondary schools which are within walking distance, close to the town centre and East Grinstead mainline railway station. The property is on the edge of the Worth Way which links to Crawley Down and Crawley ideal for walking, cycling and exercising.



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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