

Guide Price

£900,000

Garnham
H Bewley

207 Holtye Road, East Grinstead



- Beautiful Detached Character Home
- Four Double Bedrooms
- 26ft x 14ft Living Room
- Kitchen and Utility
- Family Room
- Bathroom and Shower Room
- Stunning Gardens

For further information contact Garnham H Bewley:

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



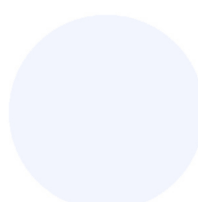
207 Holtye Road, East Grinstead RH19 3ER

Guide Price £900,000 to £925,000. Garnham H Bewley are pleased to present to the market this substantial four double bedroom detached character family home set within approximately 0.4 acres of stunning grounds and ample living space for all the family. The accommodation boasts an impressive entrance hall and landing, 26ft x 14ft living room, family room, kitchen, utility room, downstairs shower room, family bathroom and four double bedrooms. Outside the gardens are wonderfully landscaped offering various areas for all the family to enjoy and the property approached by the driveway offering ample parking and leading to the detached double garage. Internal viewings come highly recommended to fully appreciate this great example of a detached character family home.

The ground floor consist of front door into entrance hall with stairs leading to the first floor and doors to all principal rooms. The living room has a feature fireplace, double aspect windows and double doors to the garden. The family room is set to the front of the property with feature fireplace, window and door leading to the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces, integrated oven, gas hob with extractor hood above, space for washing machine, door to the boiler room and French doors to the garden. The utility accessed from the kitchen giving space for the fridge/freezer and door to side. There is also the downstairs shower room with shower cubicle, wash hand basin, low level W.C., and window to the rear aspect.

The first floor consists of a 20ft x 8ft landing with window to the front aspect and access to the airing cupboard. The Principal bedroom has double aspect windows and feature fireplace. Bedroom two is set to the front aspect with feature fireplace, double aspect windows and bedrooms three and four both overlook the rear garden. The family bathroom has been fitted with a panel enclosed bath with Aqualisa shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the rear aspect.

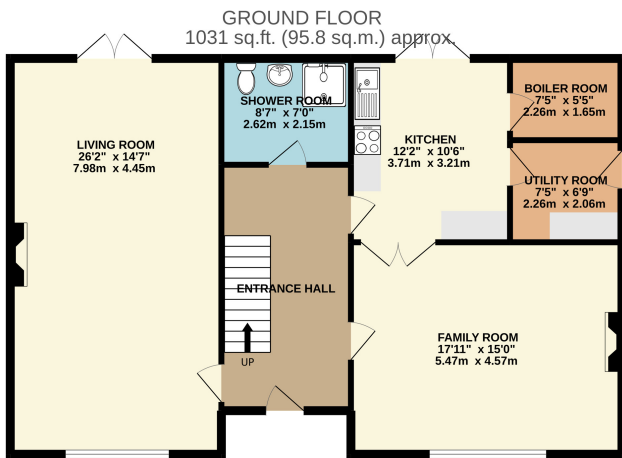
Outside the garden has patio area leading to a lawn with a vast range of mature shrubs and borders and leads to more of a natural garden to the rear. There is side access to the property and rear access to the double garage. To the front there is an area of garden and ample driveway parking leading to the garage.



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Accommodation



Ground Floor Entrance Hall

Living Room
26' 2" x 14' (7.98m x 4.27m)

Kitchen
12' 2" x 10' 6" (3.71m x 3.20m)

Utility

Family Room
18' x 15' (5.49m x 4.57m)

Shower Room
8' 7" x 7' (2.62m x 2.13m)

**First Floor
Landing**
20' 4" x 8' 6" (6.20m x 2.59m)

Principal Bedroom
18' x 17' 1" (5.49m x 5.21m)

Bedroom 2
14' 7" x 14' (4.44m x 4.27m)

Bedroom 3
14' 1" x 11' 1" (4.29m x 3.38m)

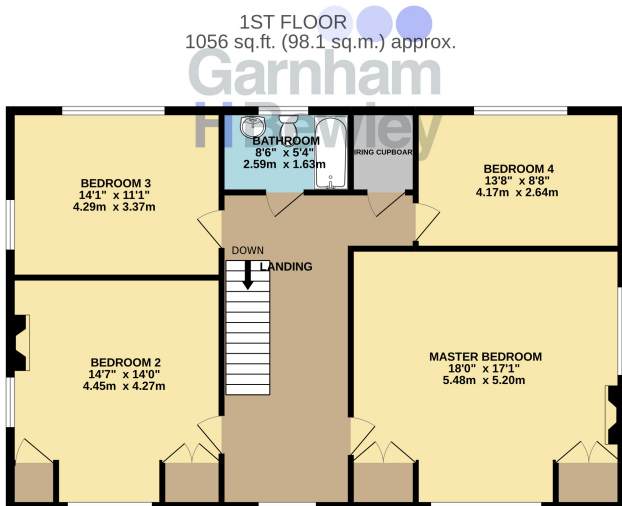
Bedroom 4
13' 8" x 8' 8" (4.17m x 2.64m)

Family Bathroom
8' 6" x 5' 4" (2.59m x 1.63m)

Outside Garden

Double Garage
20' 2" x 16' 3" (6.15m x 4.95m)

Driveway



TOTAL FLOOR AREA: 2086 sq.ft. (193.8 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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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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