

Price

£640,000

Garnham  
H Bewley

34 Fulmar Drive, EAST GRINSTEAD



- Four Double Bedroom Detached
- Three Reception Rooms
- Downstairs Cloakroom
- Conservatory
- En-suite to Master Bedroom
- Lovely Kitchen and Bathroom
- Driveway and Garage
- Stunning Rear Garden

For further information contact Garnham H Bewley:

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



## 34 Fulmar Drive, EAST GRINSTEAD RH19 3NN

Garnham H Bewley are delighted to offer to the market this fabulous and spacious four double bedrooomed detached family home offered to the market with no onward chain. The property has been extended and modernised and includes a well-appointed cloakroom, fitted bathroom and lovely kitchen. The design and finish of the property is absolutely stunning with individual contemporary features and the kitchen through to conservatory is a highlight to this wonderful family home. The property offers a fabulous light and airy house with a generous sized garden.

The ground floor accommodation consists of an inviting entrance hall, cloakroom, spacious lounge with feature gas effect fire and an opening through to a large dining room with double aspect French doors to the rear garden. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surfaces, built in double oven, stainless steel sink / drainer with waste disposal, integrated fridge and dishwasher, under stair storage cupboard and an opening through to the conservatory. The conservatory enjoys French doors to the rear garden and a door leading into the integral garage. There is also a door leading to the side gate.

The first floor accommodation splits into two directions to the right of the house is bedroom four which benefits from a built in wardrobe and enjoys an outlook over the front aspect. To the left of the first floor accommodation enjoys the spacious master bedroom with built in wardrobes and a well appointed en-suite shower room. There are two further double bedrooms both with windows to the front aspect. The family bathroom is fitted with a tiled enclosed bath with a vanity wash hand basin with cupboards below with stylish lighting, low level W.C, chrome heated towel rail, shave point, tiled floor and walls and a window to the side aspect.

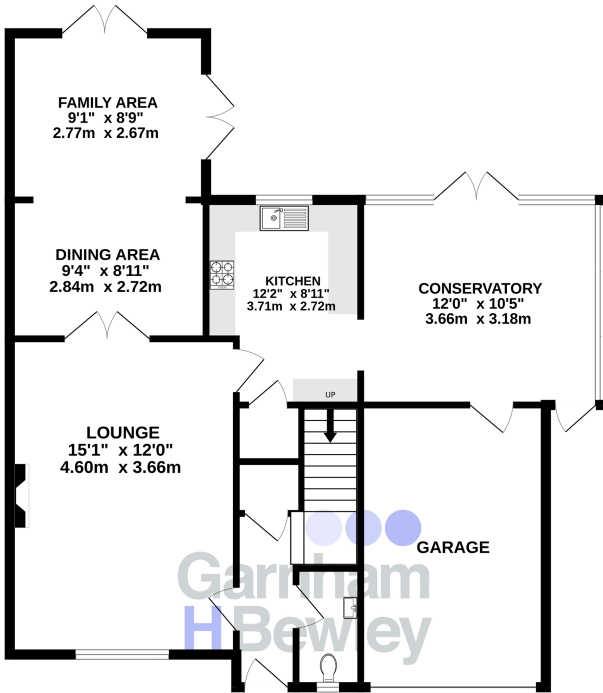
Outside, the property to the front has a paved driveway for two cars and side access to the rear. There is also an area of lawn. The rear of the property is a real feature with a beautiful rear garden which boasts a good size patio and is established with a variety of trees, shrubs and flowers. The garden is a child friendly environment and is great for entertaining.



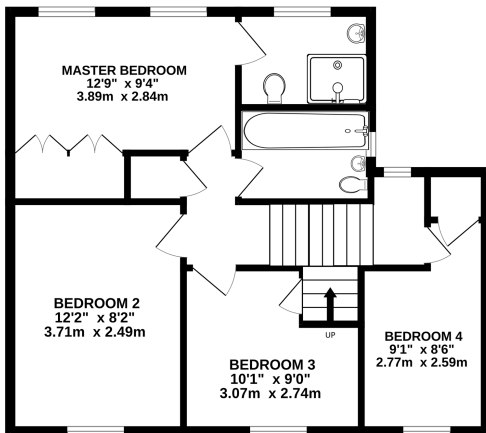
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## GROUND FLOOR



## 1ST FLOOR



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

Entrance Hall

Downstairs Cloakroom

Lounge

4.60m x 3.66m (15' 1" x 12' )

Dining Room

2.84m x 2.72m (9' 4" x 8' 11")

Family Room

2.77m x 2.67m (9' 1" x 8' 9")

Kitchen

3.71m x 2.72m (12' 2" x 8' 11")

Conservatory

3.66m x 3.18m (12' x 10' 5")

Landing

## FIRST FLOOR

Master Bedroom

3.89m x 2.84m (12' 9" x 9' 4")

En-suite

Bedroom 2

3.71m x 2.49m (12' 2" x 8' 2")

Bedroom 3

3.07m x 2.74m (10' 1" x 9' )

Bedroom 4

2.77m x 2.59m (9' 1" x 8' 6")

Family Bathroom

2.03m x 1.85m (6' 8" x 6' 1")

## OUTSIDE

Driveway

Garage

Rear Garden



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## Transport Information

### Nearest Railway Stations:

East Grinstead (1.3 miles)

Dormans (1.5 miles)

Lingfield (2.9 miles)

Council Tax Band E

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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