

Guide Price

£785,000

£775,000

Garnham
H Bewley

7 Greenhurst Drive, East Grinstead



- Fabulous Family Home
- Five Bedroomed Detached
- Fabulous Kitchen/Dining Area
- Spacious Lounge
- Utility and Downstairs W.C
- Four Bathrooms
- Driveway and Garage
- Stunning Garden for

For further information contact Garnham H Bewley:

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



7 Greenhurst Drive, East Grinstead RH19 3NE

Garnham H Bewley are delighted to offer for sale this fabulous three storey, five bedroom, four bathroom detached family home situated in a delightful development on the outskirts of East Grinstead. The current owners have modified and upgraded this stunning home and added bespoke carpentry throughout.

The property enjoys an inviting reception hall with useful under stair storage, Karndean flooring which runs throughout the ground floor, glazed double doors into the kitchen and a door to the spacious lounge. There is a downstairs W.C off the reception hall. The luxury kitchen/dining area has been recently refitted consisting of a comprehensive range of wall and base level units with area of Quartz work surface with matching upstands and breakfast bar, inset bowl sink with hot tap and mixer taps, two Neff slide and glide ovens with warming draws, five ring gas hob with cooker hood over, integrated Neff fridge and freezer, wine cooler, part tiled walls, under unit and plinth LED lighting, inset ceiling lighting, secret kitchen doors leading into the useful utility, French doors to the rear garden and a window to the front aspect providing plenty of light. The generous size lounge enjoys bespoke carpentry, wall lights, French doors onto the rear garden and a feature bay window to the front aspect.

The first floor accommodation consists of a wonderful master suite with a luxury en-suite bathroom and plenty of fitted and built in wardrobes. Bedroom two also enjoys an en-suite shower room and bedroom five is complemented by the beautifully appointed family bathroom. The second floor consists of bedroom four and bedroom five which are complemented by the family shower room.

Outside, there is a driveway leading to the double garage which enjoys an electric door, power, light and a door to the garden. The rear garden has been landscaped and is mainly laid to artificial lawn and is fenced enclosed with a patio area, separate area housing the hot tub, side gate leading to the drive, lighting and an outside tap.

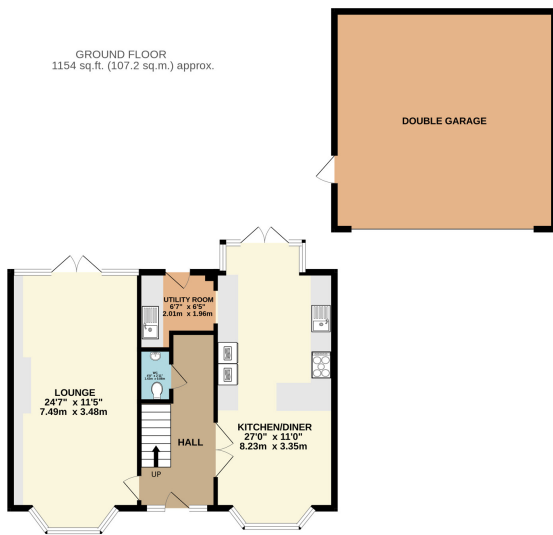


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Accommodation

GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



Ground Floor
Entrance Hall
16' 1" x 6' 7" (4.90m x 2.01m)

Downstairs Cloakroom

Kitchen/Diner
27' x 11' (8.23m x 3.35m)

Utility
6' 7" x 6' 5" (2.01m x 1.96m)

Lounge
24' 7" x 11' 5" (7.49m x 3.48m)

First Floor

Master Bedroom
13' 8" x 10' 6" (4.17m x 3.20m)

En-suite
7' 1" x 5' 5" (2.16m x 1.65m)

Bedroom 5
11' 6" x 8' 9" (3.51m x 2.67m)

Bedroom Three
12' 3" x 11' 5" (3.73m x 3.48m)

En-suite
6' 8" x 5' 7" (2.03m x 1.70m)

Family Bathroom
7' 7" x 5' 6" (2.31m x 1.68m)

Bedroom Two
18' 7" x 11' 4" (5.66m x 3.45m)

Bedroom 4
10' 5" x 10' 6" (3.18m x 3.20m)

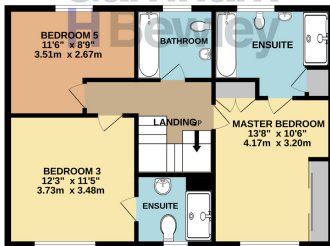
Shower Room
7' 4" x 6' 2" (2.24m x 1.88m)

Driveway

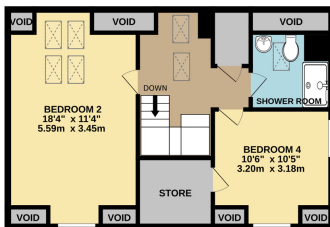
Garage

Rear Garden

1ST FLOOR
655 sq.ft. (59.0 sq.m.) approx.



2ND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 2369 sq.ft. (220.1 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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Nearest Railway Stations:

Dormans (1.4 miles)

East Grinstead (1.4 miles)

Lingfield (2.7 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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