

£450,000

111 Dunnings Road, East Grinstead



- Character Terrace Home
- Two Double Bedrooms
- Two Bathrooms
- Extended & Modernised Throughout
- Generous Garden
- Plenty of Storage Throughout
- Parking For Two Cars
- Close To Town & Station

For further information contact Garnham H Bewley:

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



111 Dunnings Road, East Grinstead, West Sussex RH19 4AS

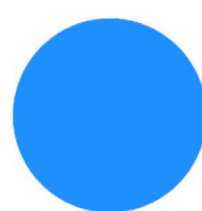
Garnham H Bewley are delighted to present to the market this beautifully presented and extended two double bedroom character terrace home. This beautiful home comprises two double bedrooms, ensuite to master bedroom, two reception rooms, beautiful modern kitchen, an extended open plan kitchen diner, downstairs shower room, utility cupboard, generous rear garden and driveway parking for two cars.

The ground floor enjoys a lounge/snug located towards the front to the property with a feature fireplace and window to the front aspect. The lounge leads through to the recently extended and modernised kitchen/dining area. The kitchen has been fitted with a range of wall and base level units complimented by solid work surfaces and marble splash-backs. The kitchen itself, benefits for a selection of integrated appliances and an opening through to the family/dining area. Located off the family area is the downstairs shower room and utility cupboard offering space for a selection of appliances and where the new boiler is located. The dining area benefits from two Velux/vaulted skylights and double doors which provide access out to the rear garden.

On the first floor there are two double bedrooms and an ensuite bathroom. Both bedrooms are fantastic size doubles and benefit from built-in double wardrobes. Bedroom two has a pleasant view towards the front aspect and the main bedroom not only has a pleasant outlook over the rear garden but also benefits from an ensuite bathroom. The ensuite bathroom has been fitted with a freestanding oval bath, low level WC, wash hand basin, Victorian towel rail and privacy style window facing the rear garden.

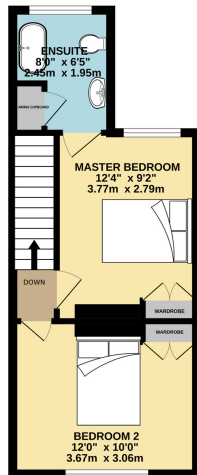
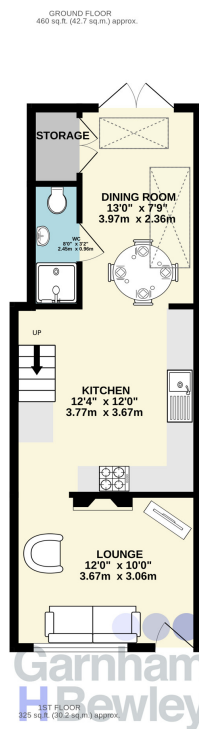
Outside the garden enjoys a generous patio area which is accessible from the dining room and has a path leading to the rear of the garden where there is parking for two vehicles. The garden is fence enclosed and offers space for a variety of garden furniture and a section of lawn which enjoys the sunny aspect.

Overall this property is presented to the market in excellent condition throughout and has recently undergone a full renovation which includes new glazing, new boiler, new wiring, new flooring, redecoration throughout which carefully balances the character features alongside a beautiful modern feel. This wonderful home is also located just a few minutes from local shops, mainline train station, main town centre and popular schools.



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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.
Made with Metropix 62024

Ground Floor

Lounge

12' 0" x 10' 0" (3.66m x 3.05m)

Kitchen

12' 4" x 12' 0" (3.76m x 3.66m)

Dining Room

13' 0" x 7' 9" (3.96m x 2.36m)

Downstairs Shower Room

8' 0" x 3' 2" (2.44m x 0.97m)

First Floor

Master Bedroom

12' 4" x 9' 2" (3.76m x 2.79m)

Ensuite Bathroom

8' 0" x 6' 5" (2.44m x 1.96m)

Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m)

Outside

Front & Rear Garden

Two Allocated Parking Spaces



For further information contact Garnham H Bewley:

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



NEAREST STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 2.8 miles

Lingfield Station - 4.1 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

For further information contact Garnham H Bewley:

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