

Guide Price

£775,000

Garnham
H Bewley

2 Great Field Place, East Grinstead



- Impressive Detached Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Two Reception Room
- Utility and Downstairs W.C.
- Conservatory
- Three Bathrooms
- Garage and driveway

For further information contact Garnham H Bewley:

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2 Great Field Place, East Grinstead, West Sussex RH19 3FJ

Guide Price £775,000 to £800,000. Garnham H Bewley are pleased to present to the market this substantial four bedroom detached family home nestled within an exclusive gated development offering a light and stylish living space which currently boasts kitchen/breakfast room, bright and airy lounge, dining room, conservatory, utility, en-suites to the master and second bedroom, family bathroom and garage. Outside the gardens have been wonderfully landscaped and enjoy a sunny south facing aspect. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor, access to the downstairs W.C. and understairs storage cupboard. The kitchen/breakfast room is situated to the rear aspect and has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, breakfast bar, integrated oven, gas hob with extractor hood above, microwave, dishwasher, integrated fridge/freezer and space for an additional fridge/freezer, window to the rear aspect and French doors leading into the conservatory with views over the garden. The utility is accessed from the kitchen and has base level units, sink with drainer, space for washing machine, tumble dryer, window to the rear aspect and door to side. The lounge is set to the front with window with double aspect windows and French doors leading into the kitchen. There is also the dining room which is versatile in its use and window to the front aspect.

The first floor consists of landing, main bedroom to the front aspect with two built in wardrobes, window to the front aspect and access to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail, shaver point and window to the side aspect. Bedrooms two and four both overlook the rear garden and bedroom three is set to the front aspect. Bedroom two has the benefit of a fitted wardrobe and access to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C. and heated towel rail and shaver point. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level W.C., heated towel rail, shaver point and window to the side aspect.

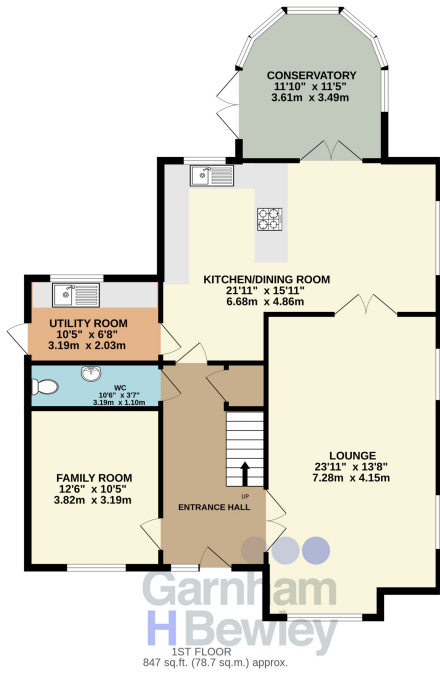
Outside the garden spreads from the rear to the side and is mainly laid to lawn with areas of patio and a decking providing a great space for entertaining and a range of mature shrubs and borders. There is side access to the property and to the front there is the garage with a parking space to the front and additional parking bay within the gated development.



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GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



Accommodation

Ground Floor Entrance Hall

Downstairs W.C.

Kitchen/Breakfast Room
21' 11" x 12' 1" (6.68m x 3.68m)

Conservatory
11' 10" x 11' 5" (3.61m x 3.48m)

Utility
10' 5" x 6' 8" (3.17m x 2.03m)

Lounge
23' 10" x 13' 8" (7.26m x 4.17m)

Dining Room/Family Room
12' 6" x 10' 5" (3.81m x 3.17m)

First Floor Landing

Main Bedroom
14' 5" x 13' 8" (4.39m x 4.17m)

En-suite
10' 2" x 4' 9" (3.10m x 1.45m)

Bedroom 2
12' 2" x 11' 6" (3.71m x 3.51m)

En-suite
6' 10" x 4' 3" (2.08m x 1.30m)

Bedroom 3
11' 2" x 11' 2" (3.40m x 3.40m)

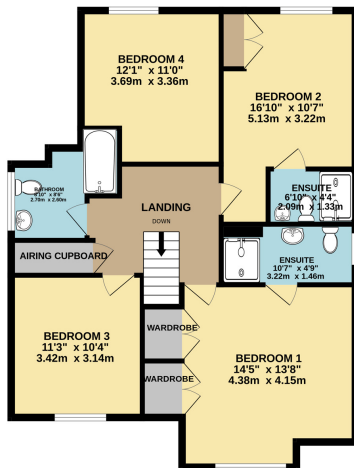
Bedroom 4
12' 0" x 10' 0" (3.66m x 3.05m)

Family Bathroom
8' 11" x 8' 9" (2.72m x 2.67m)

**Outside
Garden**

Garage

Driveway



TOTAL FLOOR AREA : 1956 sq.ft. (181.7 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.

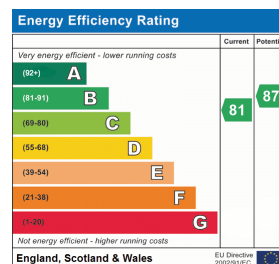
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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification 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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