

Guide Price

£565,000

£550,000

Garnham  
H Bewley

55 Maple Drive, East Grinstead



- Three Bedroom Detached
- Fabulous Extended Family Home
- Open Plan Kitchen / Diner
- Utility & Separate Downstairs WC
- Useful Study
- Fabulous Family Bathroom
- Driveway & Garage
- Popular Location

For further information contact Garnham H Bewley:

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



## 55 Maple Drive, East Grinstead, West Sussex RH19 3UR

Guide Price £550,000 - £565,000. Gamham H Bewley are delighted to offer for sale this fabulous, extended, three bedroomed, formerly a four bedroomed, detached family home enjoying spacious living accommodation with an impressive open plan kitchen / diner/ family room, stunning family bathroom, driveway parking and garage. The property is located on the ever popular Estcots estate and is within close proximity of Estcots primary and Sackville secondary school.

The ground floor accommodation consists of an inviting entrance hall with stairs to the first floor landing, Kardean flooring which continues throughout most of the downstairs, understairs storage and seating. The spacious living room has a feature fireplace and a window to the front aspect providing plenty of light. To the rear of the property is a wonderful kitchen / diner / family room fitted in a comprehensive range of wall and base level units with area of solid work surfaces, central island with built-in wine cooler and fridge, built-in oven and combi microwave / oven, fitted five ring gas hob with cooker hood over, integrated dishwasher, inset ceramic one and a half bowl sink / drainer with mixer tap, window to the rear aspect, part tiled walls, under unit lighting, Velux windows and bi-folding doors onto the landscaped garden. The kitchen area enjoys a vaulted ceiling providing plenty of light and a spacious feeling. There is a useful utility off the kitchen, downstairs WC and a study with a sky light.

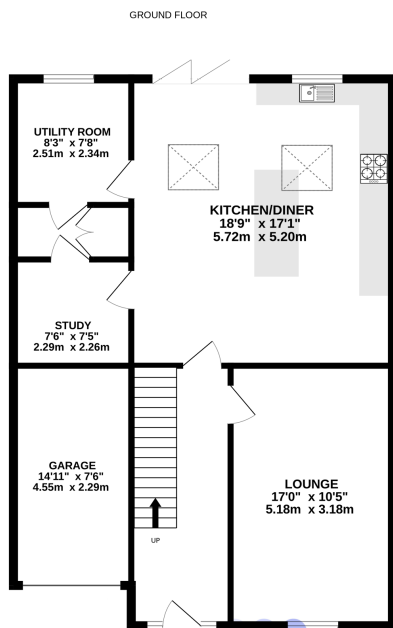
The first floor accommodation enjoys a spacious master bedroom with fitted wardrobes providing plenty of storage and hanging space and two windows to the front aspect providing plenty of light and a lovely outlook. Bedroom two and bedroom three are situated to the rear of the property and enjoy an outlook over the garden. The three bedrooms are complimented by the family bathroom which is fitted with a stylish bath with chrome floor mounted mixer attached with shower attachment, large walk-in shower, vanity style wash hand basin with storage under, mirror with lighting, low-level W.C, part tiled walls, under floor heating, Kardean flooring and a window to the side aspect.

Outside, to the front has a resin driveway providing parking for two cars and a garage with power and light. The rear garden has a good sized Indian sandstone patio area extending the width of the property, side gate access, raised flower beds and an expanse of lawn.

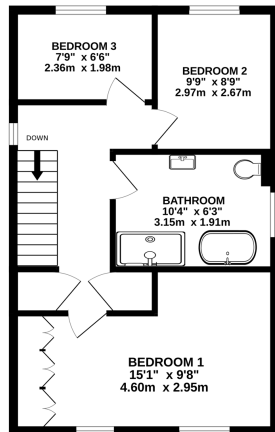


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# Accommodation



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## Entrance Hall

### Lounge

17' 0" x 10' 5" (5.18m x 3.17m)

### Kitchen / Diner / Family Room

18' 9" x 17' 1" (5.71m x 5.21m)

### Utility Room

8' 3" x 7' 8" (2.51m x 2.34m)

### Study

7' 6" x 7' 5" (2.29m x 2.26m)

## Downstairs W.C

## First Floor

### Master Bedroom

15' 1" x 9' 8" (4.60m x 2.95m)

### Bedroom 2

9' 9" x 8' 9" (2.97m x 2.67m)

### Bedroom 3

7' 9" x 6' 6" (2.36m x 1.98m)

### Family Bathroom

10' 4" x 6' 3" (3.15m x 1.91m)

### Garage

14' 11" x 7' 6" (4.55m x 2.29m)

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

East Grinstead Station

1.2 miles

Dormans Station

2.1 miles

Lingfield Station

3.5 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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