

Guide Price:

£575,000

£550,000

Garnham
H Bewley

70 Halsford Park Road, East Grinstead



- Spacious Three Bedroom Home
- Fitted Kitchen/Breakfast Room
- Two Reception Rooms
- Well-Appointed Downstairs W.C
- Generous Sized Gardens
- Ample Driveway Parking
- Garage and Workshop
- Popular Location

For further information contact Garnham H Bewley:

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



70 Halsford Park Road, East Grinstead, West Sussex RH19 1PS

Guide Price: £550,000 - £575,000. Gamham H Bewley are delighted to offer for sale this fabulous and extended, three bedroomed detached family home located on the ever popular Imberhome estate. The property enjoys a wonderful sized southerly facing garden, two driveways and is located within close proximity of East Grinstead mainline railway station and popular primary and secondary schools.

The ground floor accommodation consists of an inviting entrance hall with storage cupboard, feature column radiator, windows to the front aspect, glass balustrades and stairs to the first floor landing. The living room has double aspect windows with a lovely bay window to the front and French doors to the rear providing plenty of light. There is also a feature fire. To the rear the property has been extended to create a wonderful dining room which enjoys a lovely view over the rear garden. The spacious kitchen / breakfast room is fitted with a comprehensive range of wall and base level units with extensive areas of work surfaces with matching up stands, 1 1/2 bowl sink / drainer with mixer tap, integrated dishwasher, integrated washing machine, built in hob with cooker hood above, built-in double oven, window to the side aspect, and a door out on to the garden. There is a well appointed W.C on the ground floor.

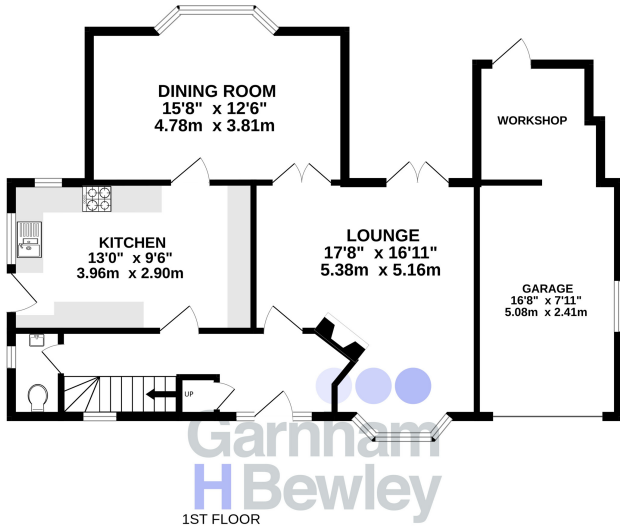
The first floor accommodation consists of a bright and airy landing with built-in storage, loft hatch, window to front aspect and doors to all rooms. The master bedroom expands the depth of the property with double aspect windows providing plenty of light and ample space for bedroom furniture. Bedroom two and bedroom three enjoy a delightful aspect over the rear garden. The three bedrooms are complimented by the family bathroom fitted with a P-shaped panelled enclosed bath with curved glass shower screen, shower over, low-level WC, vanity style wash hand basin with storage under, fully tiled walls, heated towel rail, airing cupboard and window to the side aspect.

Outside, to the front is ample driveway parking, large garage with power and light with a further spacious workshop to the rear, area of lawn, mature shrubs and flowering plants and side access to the rear garden. The rear garden enjoys a southerly aspect with plenty of space for all the family to enjoy, patio area and a large expanse of lawn. This attractive home is located within striking distance of Halsford Park primary School, Imberhome secondary school and East Grinstead mainline railway station.

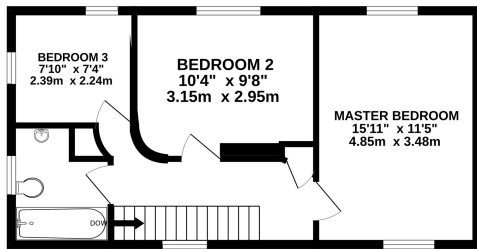


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GROUND FLOOR



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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Entrance Hall

Downstairs W.C.

Lounge

17' 8" x 16' 11" (5.38m x 5.16m)

Dining Room

15' 8" x 12' 6" (4.78m x 3.81m)

Kitchen/Breakfast Room

13' 0" x 9' 6" (3.96m x 2.90m)

First Floor

Master Bedroom

15' 11" x 11' 5" (4.85m x 3.48m)

Bedroom 2

10' 4" x 9' 8" (3.15m x 2.95m)

Bedroom 3

7' 10" x 7' 4" (2.39m x 2.24m)

Family Bathroom

8' 2" x 6' 3" (2.49m x 1.91m)

Garage

16' 8" x 7' 11" (5.08m x 2.41m)

Work Shop

15' 3" x 7' 6" (4.65m x 2.29m)



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NEAREST STATIONS:

East Grinstead Station (0.4 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

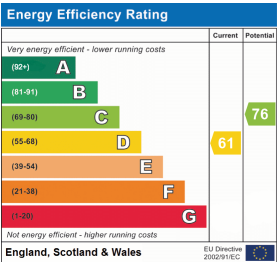
NEAREST SCHOOLS:

Halsford Park Primary School - Ofsted: Good (0.2 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.1 miles)

St Mary's CofE Primary School, East Grinstead - Ofsted: Good (0.3 miles)

Baldwins Hill Primary School, East Grinstead - Ofsted: Good (0.5 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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