

£475,000

165 Garden Wood Road, East Grinstead



- Four Bedroom Family Home
- Spacious lounge / Living Area
- Bathroom & Separate WC
- Garage, Utility & Cloakroom
- Driveway For Three Cars
- Open Plan Kitchen / Dining Room
- Close To Both Town & Schools
- Garden Over Four Levels

For further information contact Garnham H Bewley:

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





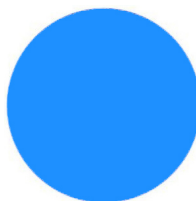
## 165 Garden Wood Road, East Grinstead, West Sussex RH19 1SH

Garnham H Bewley are pleased to present this deceptively spacious and beautifully appointed four-bedroom family home, ideally located within easy reach of the town centre, local amenities, and highly regarded schools. Spread across multiple levels, the property offers a flexible and versatile layout that perfectly suits the demands of modern family living.

The accommodation is generously proportioned throughout, featuring two bright and inviting reception rooms—ideal for both everyday relaxation and entertaining. At the heart of the home lies a stylish open-plan kitchen/dining area, thoughtfully designed to bring people together, with ample space for cooking, dining, and socialising. A separate utility room on the ground floor adds practical convenience, while the garage provides further functionality and offers excellent potential for conversion (subject to the necessary consents).

The second floor hosts four well-sized bedrooms, providing plenty of room for a growing family, home working, or guest accommodation. These are served by a well-appointed family bathroom, complemented by a separate WC on the first floor for added day-to-day convenience. Externally, the home benefits from a driveway with off-road parking for up to three vehicles. The rear garden is a true highlight—arranged over four distinctive tiers, each with its own charm and purpose.

Whether you're entertaining on the patio, soaking up the sun, or providing a safe space for children to play, this garden offers something for everyone. Offering a superb balance of space, comfort, and character, this impressive property presents a rare opportunity to secure a forever home in a sought-after and family-friendly location.



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# Accommodation

## Ground Floor

### Entrance Hallway

### Cloakroom

### Storage / Utility

### Garage

## First Floor

### Lounge

19' 1" x 12' 3" (5.82m x 3.73m)

### Kitchen / Diner

19' 1" x 12' 0" (5.82m x 3.66m)

### WC

10' 3" x 3' 1" (3.12m x 0.94m)

## Second Floor

### Bedroom

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

### Bedroom

12' 10" x 11' 1" (3.91m x 3.38m)

### Bedroom

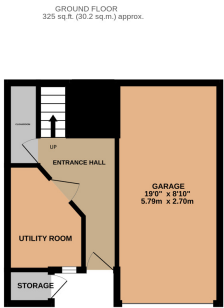
12' 10" x 8' 0" (3.91m x 2.44m)

### Bedroom

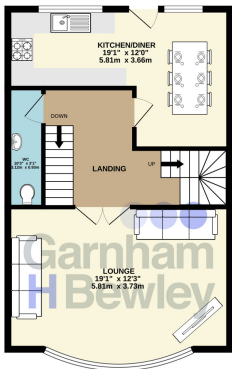
13' 0" x 7' 0" (3.96m x 2.13m)

### Bathroom

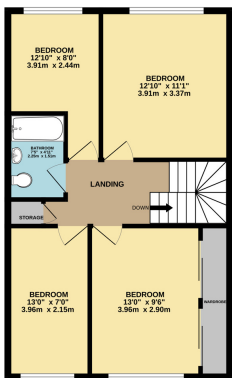
7' 5" x 4' 11" (2.26m x 1.50m)



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



2ND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 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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## NEAREST STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.5 miles

Lingfield Station - 3.9 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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