

Guide Price

£665,000

£650,000

Garnham
H Bewley

35 Mindelheim Avenue, East Grinstead



- Detached Family Home
- Four Bedrooms
- Lounge and dining Room
- Kitchen and Utility
- Conservatory and Family Room
- En-suite and Family Bathroom
- Backing Onto Woodlands
- Garage and Driveway

For further information contact Garnham H Bewley:

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



35 Mindelheim Avenue, East Grinstead, West Sussex RH19 3US

Guide Price £650,000 to £665,000. Garnham H Bewley are pleased to present to the market this spacious four bedroom detached family home situated within a high popular area of East Grinstead backing onto woodland and offering great access to the local schools. The property offers ample and versatile accommodation and currently boasts kitchen, lounge, dining room, family room/office, conservatory, utility room, downstairs W.C., four bedrooms to the first floor, en-suite to the master bedroom, family bathroom and garage. Outside the gardens offer a great deal of privacy with the added bonus of backing onto woodlands. To the front there is the driveway offering ample parking and 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. and access to the downstairs W.C. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, space for freestanding range cooker with extractor hood above, integrated dishwasher, fridge, freezer, microwave, under cupboard lighting two windows overlooking the rear garden and access onto the utility which has base level units with space for washing machine/tumble dryer, door to garage and door leading onto the garden. The lounge is set to the front aspect and open to the dining room which has bi-folding doors leading into the conservatory complete with underfloor heating. There is also the versatile family room which is currently being used as an office.

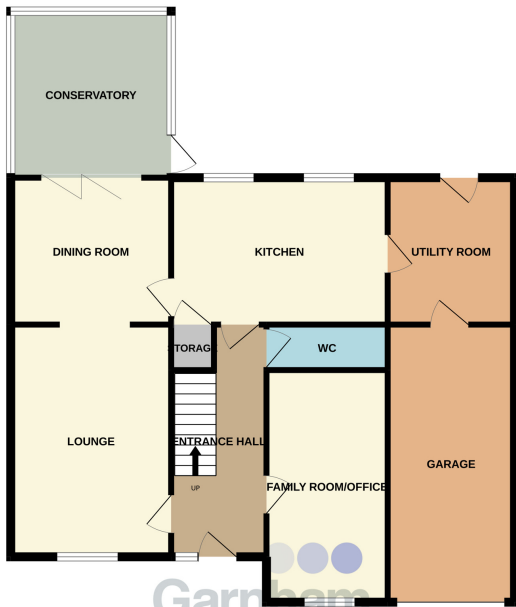
The first floor consists of landing with access to airing cupboard. The main bedroom is set to the front aspect with built in wardrobe and access to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail, shaver point and window to the front aspect. Bedroom two is set to the front aspect with built in wardrobe and bedrooms three and four both overlook the rear garden with bedroom three benefitting from a built in wardrobe. 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 rear aspect.

Outside the rear garden is mainly fence enclosed with various patio areas ideal for seating and a range of mature shrubs and borders. To the front there is the driveway parking providing off road parking and leading to the garage.

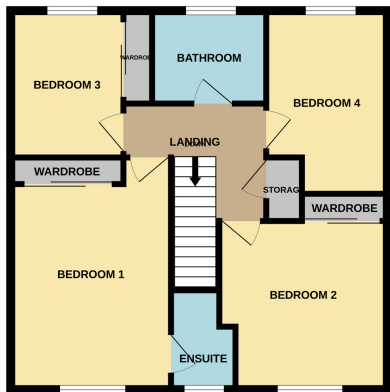


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GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1617 sq.ft. (150.2 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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Accommodation

Ground Floor Entrance Hall

Downstairs W.C.

Kitchen

14' 3" x 9' 8" (4.34m x 2.95m)

Utility

8' 2" x 5' 7" (2.49m x 1.70m)

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

Dining Room

10' 7" x 9' 8" (3.23m x 2.95m)

Conservatory

11' 3" x 11' 0" (3.43m x 3.35m)

Family Room/Office

18' 4" x 8' 9" (5.59m x 2.67m)

First Floor Landing

Main Bedroom

13' 7" x 10' 9" (4.14m x 3.28m)

En-suite

Bedroom 2

11' 6" x 11' 0" (3.51m x 3.35m)

Bedroom 3

9' 5" x 7' 9" (2.87m x 2.36m)

Bedroom 4

11' 6" x 7' 8" (3.51m x 2.34m)

Family Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Outside Garden

Garage

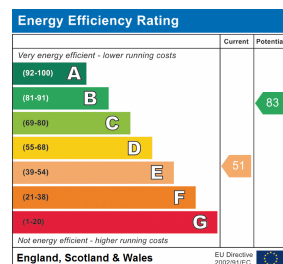
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Driveway



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