

Guide Price

£725,000

£700,000

Garnham
H Bewley

11 Hurst Farm Road, East Grinstead



- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Office
- Downstairs Cloakroom
- Stunning Views
- Double Garage

For further information contact Garnham H Bewley:

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



11 Hurst Farm Road, East Grinstead RH19 4DQ

Garnham H Bewley are pleased to present to the market this spacious four bedroomed detached family home which is in our opinion is offered in excellent decorative order throughout. The property offers light and spacious living accommodation and currently boasts kitchen/breakfast room, sitting room with log burning stove, dining room, downstairs cloakroom, family bathroom, landscaped gardens with views over fields to the rear, large double garage and driveway parking for several cars with an impressive in and out driveway. The property is situated within a popular road of East Grinstead and internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door to entrance hall with stairs leading to the first floor. The fabulous kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces, under unit lighting, sink with drainer, integrated cooker, gas hob, space for fridge/freezer, door to the cloakroom and a door leading to the garden. The sitting room has a feature log burning stove with a large window to the front aspect and French doors to the rear garden providing plenty of light. The dining room enjoys a bay window to the front aspect and is versatile in its use. The first floor consists of landing, master bedroom with a window to the front aspect and plenty of space for bedroom furniture. Bedroom two also overlooks the front aspect and bedrooms three and four both overlook the rear garden and beyond. There is also the office which is versatile in its use but would lend itself to potentially becoming an en-suite to the master or bedroom five. The family bathroom has been fitted with a walk-in shower cubicle, vanity style wash hand basin with storage under, low level W.C., heated towel rail, airing cupboard and a window to the rear aspect.

The rear garden had been landscaped to showcase the views to the rear with a raised decking area great for entertaining and steps leading to a further patio area. The garden is mainly fence enclosed with a range of mature shrubs and borders and there is rear access to the double garage. To the front there is two five bar wooden gates providing an in and out driveway and access to the newly landscaped front garden. The double garage has an electric door.



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Accommodation

Ground Floor

Entrance Hall

14' 9" x 6' 6" (4.50m x 1.98m)

Downstairs Cloakroom

Kitchen/Breakfast Room

23' 2" x 7' 4" (7.06m x 2.24m)

Sitting Room

19' 7" x 16' 5" (5.97m x 5.00m)

Dining Room

13' 2" x 10' 10" (4.01m x 3.30m)

First Floor

Landing

Master Bedroom

14' 4" x 10' 8" (4.37m x 3.25m)

Bedroom 2

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom 3

10' 9" x 9' 2" (3.28m x 2.79m)

Bedroom 4

11' 8" x 8' 10" (3.56m x 2.69m)

Office

7' 7" x 5' 9" (2.31m x 1.75m)

Family Bathroom

8' 7" x 5' 5" (2.62m x 1.65m)

Outside

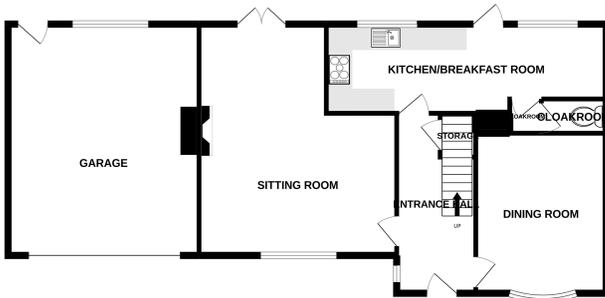
Garden

Garage

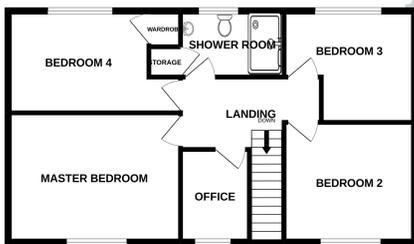
19' 1" x 15' 10" (5.82m x 4.83m)

Driveway

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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchases. 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

0.4 miles

Dormans Station

2.6 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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