

£315,000

Garnham  
H Bewley

21 Engalee London Road, East Grinstead

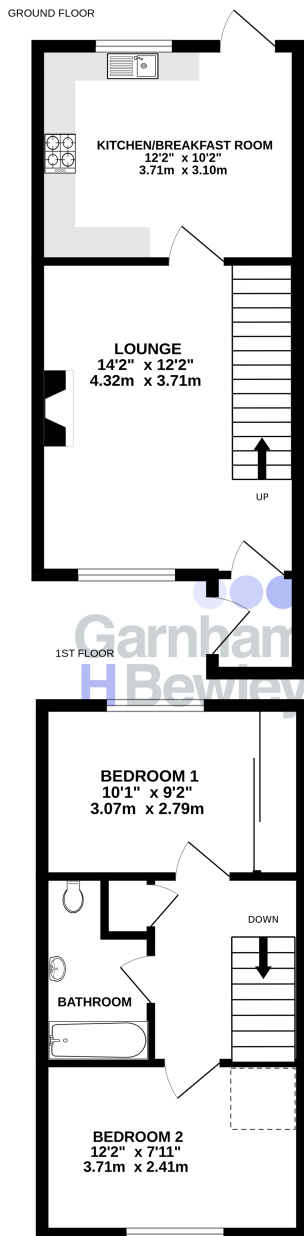


- Two Bedroom Family Home
- Kitchen / Breakfast Room
- Family Bathroom
- Spacious Lounge
- Private Rear Garden
- Garage En Bloc
- Cul-de-sac Location
- No Chain

For further information contact Garnham H Bewley:

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

# Accommodation



## Entrance Porch

### Lounge

14' 2" x 12' 2" (4.32m x 3.71m)

### Kitchen / Breakfast Room

12' 2" x 10' 2" (3.71m x 3.10m)

## First Floor

### Master Bedroom

9' 2" x 12' 2" (2.79m x 3.71m)

### Bedroom 2

12' 2" x 7' 11" (3.71m x 2.41m)

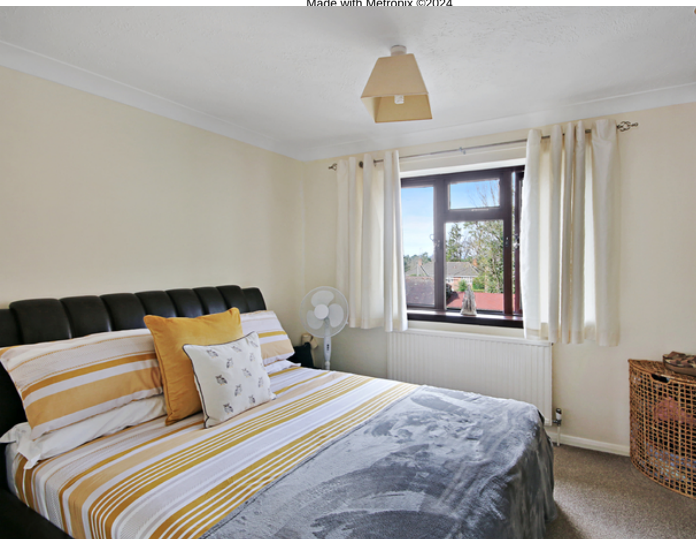
### Bathroom

### Rear Garden

### Garage En-bloc

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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## 21 Engalee London Road, East Grinstead, West Sussex RH19 1FE

Garnham H Bewley are delighted to offer for sale this two bedroomed terrace family home offered in good decorative order with kitchen / breakfast room, spacious lounge, family bathroom, private rear garden, garage en-bloc and no onward chain.

The ground floor accommodation consists of entrance porch leading to the living room which has a window to the front aspect, stairs to the first floor landing, fireplace and a door through to the kitchen / breakfast room. The kitchen / breakfast room is fitted with a range of wall and base level units with area of work surfaces, inset sink / drainer, built in oven with four ring hob and cooker hood above, part tiled walls, window to the rear aspect and a door onto the garden.

The first floor accommodation consists of two good sized double bedrooms of which the master bedrooms have large mirror fronted wardrobes providing plenty of hanging and storage space. The family bathroom is fitted with a panelled enclosed bath with shower over, low level W.C, wash hand basin, part tiled walls and heated towel rail.

Outside, there is a garage en-bloc and a private rear garden with a patio area and an expanse of lawn.

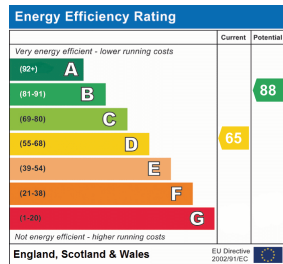


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# East Grinstead

## 01342 410227



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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