

Offers in Excess of:

£450,000

Garnham
H Bewley

London Road, East Grinstead



- Characterful Victorian Semi-Detached Family Home
- Three Bedrooms
- Snug Lounge with Log Burner
- Extended Kitchen/Breakfast Room
- Family Bathroom & Downstairs Cloakroom
- Impressive Rear Garden
- Large Garden Room / Gym

For further information contact Garnham H Bewley:

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



Wyncot, London Road, East Grinstead, West Sussex RH19 1QG

This delightful three bedroom, Victorian, semi-detached property offers the perfect blend of period charm and modern living, with ample space for a growing family.

Upon entering, you'll be greeted by a welcoming entrance hall, with stairs leading to the first floor.

The generous lounge/diner, positioned at the front of the house, features a beautiful bay window, allowing natural light to pour in, and a cosy log-burning stove, making it the ideal space for both relaxing and entertaining. The dining area flows seamlessly into a renovated breakfast/family room which in turn leads to the extended kitchen. The kitchen has been thoughtfully designed to offer both space and functionality, with large areas of work surface and plenty of storage. The addition of a utility room and a convenient downstairs WC further enhance the practicality of the home.

Upstairs, the spacious master bedroom is located at the front of the house and boasts ample space for wardrobes. Two additional well-proportioned double bedrooms at the rear are complemented by a dressing area off of bedroom three. A partially converted loft room provides further potential, whether as an additional bedroom or for extra storage space.

Stepping outside, you'll find the true highlight of this home—the stunning south-facing garden. A perfect spot for outdoor living, the garden offers a peaceful and private retreat with a large lawn area ideal for children to play or for relaxing in the sun. There is a large patio area, perfect for al fresco dining, entertaining, or simply enjoying the peaceful surroundings. To further complement the garden, a large garden room sits at the end of the patio, currently utilised as a home gym, but offering versatility to suit any lifestyle. The property also benefits from driveway parking for up to three vehicles at the front of the house, adding to the convenience of this wonderful family home.

Located just a short walk from East Grinstead's vibrant High Street, railway station, local shops, and excellent primary and secondary schools, this property offers the perfect balance of tranquility and convenience. An ideal family home, this charming property is a must-see. Book your viewing today!



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

Ground Floor:

Lounge:

12' 4" x 11' 3" (3.76m x 3.43m)

Dining Room:

11' 11" x 11' 3" (3.63m x 3.43m)

Breakfast Room:

12' 1" x 8' 11" (3.68m x 2.72m)

Kitchen:

12' 10" x 9' 3" (3.91m x 2.82m)

Utility Room:

8' 6" x 5' 3" (2.59m x 1.60m)

Cloakroom:

5' 10" x 5' 3" (1.78m x 1.60m)

First Floor:

Master Bedroom:

14' 7" x 10' 0" (4.45m x 3.05m)

Bedroom Two:

12' 7" x 8' 6" (3.84m x 2.59m)

Bedroom Three:

12' 0" x 6' 1" (3.66m x 1.85m)

Bathroom:

8' 9" x 5' 7" (2.67m x 1.70m)

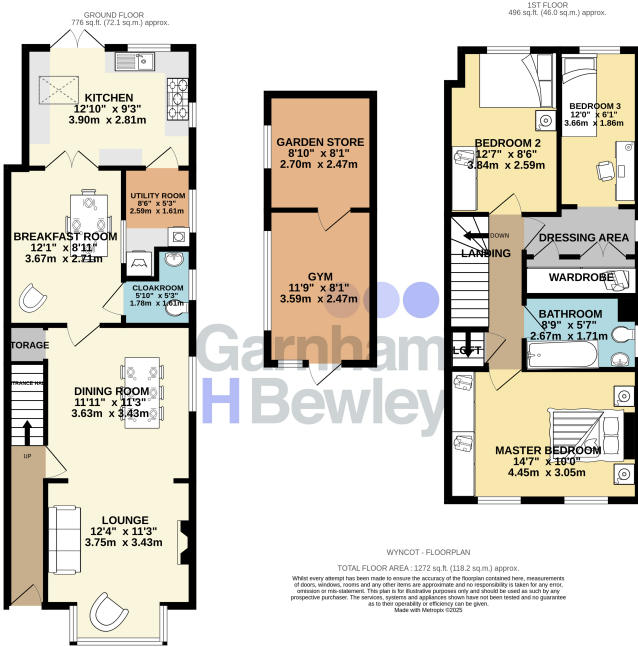
Outside:

Gym:

8' 1" x 11' 9" (2.46m x 3.58m)

Garden Store:

8' 1" x 8' 10" (2.46m x 2.69m)



For further information contact Garnham H Bewley:

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



Nearest Stations:

East Grinstead Station (1.0 miles)

Dormans Station (1.8 miles)

Lingfield Station (3.0 miles)

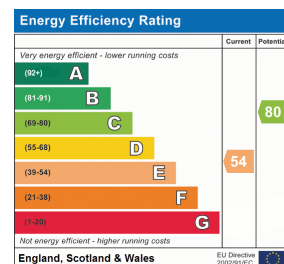
Nearest Schools:

Imberhorne School - Ofsted: Good (0.2 miles)

Halsford Park Primary School - Ofsted: Good (0.4 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.6 miles)

Baldwins Hill Primary School - 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

For further information contact Garnham H Bewley:
 Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk