

Guide Price

£499,950

Garnham
H Bewley

4 Rowplatt Close, Felbridge,



- Semi - Detached Family Home
- Three Bedrooms & Two Bathrooms
- Spacious Lounge / Living Area
- Large Kitchen / Diner
- Beautiful Condition Throughout
- Cul-de-sac Location
- Wrap Around Garden
- Popular Village Location

For further information contact Garnham H Bewley:

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



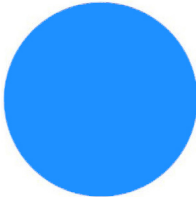
4 Rowplatt Close, Felbridge, Surrey RH19 2RJ

Garnham H Bewley are delighted to present to the market this fabulous three-bedroom semi-detached family home, ideally located in a peaceful cul-de-sac and set within a generous plot. This well-maintained property offers a wealth of space, excellent décor throughout, and a perfect balance of modern living and comfort.

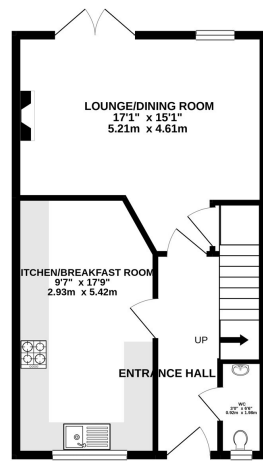
Upon entering, you're greeted by a new front door which opens to a welcoming entrance hall with stairs leading to the first-floor landing. The ground floor features engineered wood flooring, which flows seamlessly into the spacious lounge/dining room. The lounge/dining room is a great place for family gatherings, with a charming feature fireplace, under-stairs storage cupboard, and large French doors leading to the rear garden and patio area, providing a perfect spot for entertaining. The kitchen/breakfast room is a standout feature, offering a comprehensive range of wall and base-level units, ample work surfaces with matching upstands, and integrated appliances, including an AEG double oven, electric hob with extractor hood, fridge/freezer, dishwasher, washing machine, and microwave. Under-unit lighting creates a modern and inviting atmosphere, and a window to the front aspect ensures plenty of natural light.

The ground floor also includes a well-appointed downstairs cloakroom for added convenience. On the first floor, the landing provides access to an airing cupboard and loft, which is equipped with a ladder and light for easy access. The master bedroom is a peaceful retreat, complete with a selection of fitted bedroom furniture and wardrobes, providing ample storage space. A window to the front aspect and an en-suite shower room add to the appeal. The en-suite features a shower cubicle, wash hand basin, low-level WC, heated towel rail, tiled flooring, and a window to the front. Bedrooms two and three both overlook the rear garden and offer well-proportioned spaces for family members or guests. The family bathroom has been thoughtfully designed, featuring a panel-enclosed bath with shower point and glass screen, wash hand basin, low-level WC, heated towel rail, and part-tiled walls, with a window to the side. Externally, the rear garden is a real highlight, with a patio area leading to a large expanse of lawn, all fully enclosed by fencing for privacy.

The garden extends to the side of the property, running along the rear of the garage, where you'll find an excellent space where you could add or create a home office/gym or separate entertaining area. Directly off the lounge is a spacious decking area that leads down to an area of lawn. To the front, there is a neatly kept garden with a pathway leading to the front door. The garage, positioned at the front of the property, features an up-and-over door, light, power, and a driveway that provides parking for two vehicles.

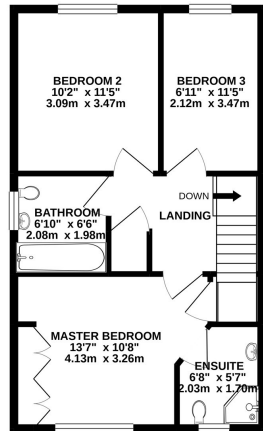


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1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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 Hallway

Kitchen / Breakfast Room

17' 9" x 9' 7" (5.41m x 2.92m)

Lounge / Diner

17' 1" x 15' 1" (5.21m x 4.60m)

WC

3' 0" x 6' 6" (0.91m x 1.98m)

First Floor

Master Bedroom

13' 7" x 10' 8" (4.14m x 3.25m)

Ensuite

6' 8" x 5' 7" (2.03m x 1.70m)

Bedroom Two

10' 2" x 11' 5" (3.10m x 3.48m)

Bedroom Three

6' 11" x 11' 5" (2.11m x 3.48m)

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Outside

Garage & Driveway



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NEAREST STATIONS

East Grinstead Station - 1.7 miles

Dormans Station - 2.3 miles

Lingfield Station - 3.1 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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