

£675,000

£650,000

Garnham
H Bewley

97 Dunnings Road, East Grinstead



- Edwardian Character Home
- Three Double Bedrooms
- Kitchen Overlooking Garden
- Three Reception Rooms
- Summer House
- Tandem Garage and Driveway
- Stunning Garden
- *No onward chain*

For further information contact Garnham H Bewley:

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



97 Dunnings Road, East Grinstead, West Sussex RH19 4AQ

Guide Price £650,000 to 750,000. Garnham H Bewley are pleased to present to the market this stunning detached Edwardian character home which has been modernised by the current owner to provide a light and stylish living space to suit most family needs. The property offers a wealth of original features including sash windows, functioning fireplace, polished wooden floorboards, shutters to bay windows. The accommodation boasts three reception rooms, kitchen overlooking the beautiful garden, downstairs W.C., three bedrooms to the first floor, family bathroom, tandem garage and driveway parking for two cars. Outside the garden has been wonderfully landscaped and is approximately 120ft with the added bonus of the summer house which is versatile in its use. The property is situated within the popular Dunnings area with great access to Waitrose, Gastro Pubs, Family Park, Countryside walks and East Grinstead's range of independent restaurants and shops.

Internal viewings come highly recommended to fully appreciate this great example of a detached character home. The ground floor consists of front door into entrance hall with stairs leading to the first floor. The lounge is situated to the front aspect with a feature fireplace and bay window. The family room overlooks the garden with a feature fireplace and door leading through to the lounge. The kitchen overlooks the rear garden and has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, microwave, space for fridge/freezer, dishwasher, washing machine, double aspect windows and door to the side. The dining room provides access to the kitchen, family room and downstairs W.C. and has windows to the side aspect. The first floor consists of landing with window to the side aspect. The main bedroom is set to the front with fitted wardrobe and bay window. Bedrooms two and three both overlook the rear garden with bedroom two providing a fitted wardrobe. The family bathroom has been fitted with a roll top bath with mixer taps, rainfall shower and glass screen, wash hand basin, low level W.C., heated towel rail and window to the front aspect. The house benefits from gas central heating and newly installed double-glazed sash windows.

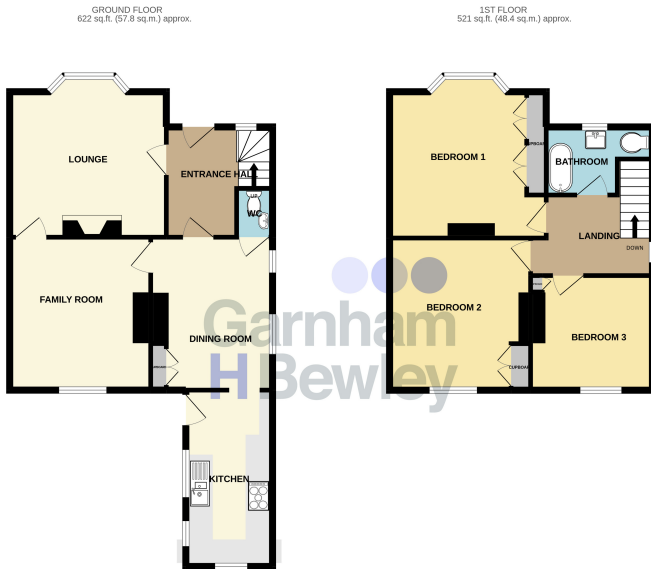
Outside the rear garden is mainly fence enclosed with patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. The tandem garage is situated to the rear of the property with the driveway leading down the side. To the rear of the garden is the summer house providing a versatile space. To the front there is the driveway parking for two cars.

The property is presented to the market with no onward chain.



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Accommodation



TOTAL FLOOR AREA: 1143 sq. ft. (106.2 sq. m.) approx.
What every agent has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is illustrative of the property and should not be used for any purpose or inclusion. The services, fixtures and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency. See the plan.
Made with Metropac CSD22

Ground Floor Entrance Hall

9' 8" x 9' 0" (2.95m x 2.74m)

Kitchen

15' 1" x 7' 3" (4.60m x 2.21m)

Lounge

14' 7" x 13' 6" (4.45m x 4.11m)

Family Room

12' 8" x 11' 8" (3.86m x 3.56m)

Dining Room

12' 8" x 10' 8" (3.86m x 3.25m)

Downstairs W.C.

First Floor Landing

Main Bedroom

14' 7" x 13' 6" (4.45m x 4.11m)

Bedroom 2

12' 8" x 11' 8" (3.86m x 3.56m)

Bedroom 3

10' 8" x 9' 4" (3.25m x 2.84m)

Family Bathroom

8' 9" x 5' 6" (2.67m x 1.68m)

Outside Garden

Summer House

Garage

Driveway



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NEAREST STATIONS

East Grinstead Station

0.8 miles

Dormans Station

2.8 miles

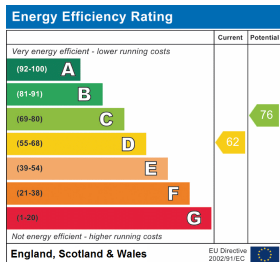
Lingfield Station

4.2 miles

NEAREST SCHOOLS

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 or altered. Planning 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

0.1 miles



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