

Guide Price

£400,000

Garnham
H Bewley

6 Halsford Lane, East Grinstead



- Semi Detached Family Home
- Two Double Bedrooms
- Refitted Kitchen/Dining Room
- Lounge with Feature Fireplace
- Loft Area
- Garden
- Family Bathroom
- Garage and Off Road Parking

For further information contact Garnham H Bewley:

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



6 Halsford Lane, East Grinstead, West Sussex RH19 1NY

Guide Price £400,000 to £425,000. Garnham H Bewley are pleased to present to the market this recently altered and modernised two double bedroom semi detached family home offering a light and stylish living space and currently boasts lounge with feature fireplace, refitted kitchen/dining room with French doors onto the garden, two double bedrooms to first floor, family bathroom and ever useful loft area which is versatile in its use and work well as a office area. This family home is nestled away in a tucked away location and there is the added bonus of garage with off road parking to the front. Internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor consists of front door into small entrance hall with door leading through to the lounge which has a feature fireplace, window to the front aspect and open plan to the kitchen. The kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated fridge/freezer, oven, gas hob with extractor hood above, dishwasher, space for washing machine, window to the rear aspect and French doors leading to the garden.

The first floor consists of landing, main bedroom with window to front aspect and door leading to loft stairs to the loft area. Bedroom two overlooks the rear aspect and there is the family bathroom which has been fitted with a panel enclosed shower bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C., fully tiled walls, heated towel rails and window to the rear aspect.

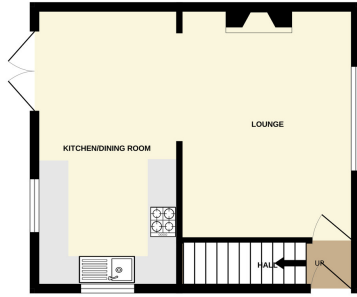
Outside the rear garden is mainly fence enclosed with side access leading to the garage and off road parking. There is also the added bonus of planning permission being granted for a two storey side extension to existing dwelling including front porch and rear bay. planning ref: DM/21/2610



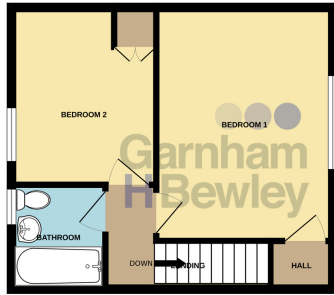
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Accommodation

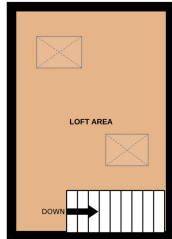
GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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Ground Floor
Lounge
15' 0" x 10' 11" (4.57m x 3.33m)

Kitchen/Dining Room
17' 6" x 9' 0" (5.33m x 2.74m)

First Floor
Main Bedroom
15' 0" x 11' 2" (4.57m x 3.40m)

Bedroom 2
11' 0" x 9' 0" (3.35m x 2.74m)

Family Bathroom

Second Floor
Loft Area

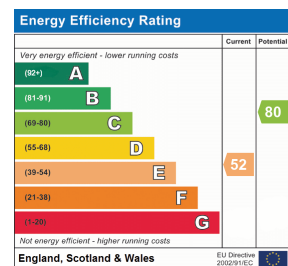
Outside
Garden

Garage

Off Road Parking



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