

Guide Price

£870,000

Garnham  
H Bewley

17 Musgrave Avenue, East Grinstead



- Stunning Detached Family Home
- Three/Four Bedrooms
- Kitchen/Dining Room
- Lounge and Study
- Two En-suites
- Garage and Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

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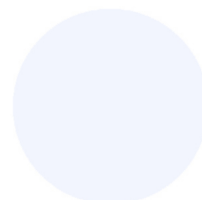




## 17 Musgrave Avenue, East Grinstead, West Sussex RH19 4BP

Garnham H Bewley are pleased to present to the market this impressive three/four bedroom detached family home which has been extended over the years to provide a light and spacious living space to suit most family needs. The property is nestled within a highly popular road of East Grinstead offering great access for East Grinstead town centre and local schools. This family home offers versatile accommodation and boasts kitchen/dining room, lounge, family room/bedroom four, study, downstairs W.C., three double bedrooms to the first floor, en-suites to the master and second bedroom, family shower room and integral garage. Outside the impressive gardens offers a great deal of privacy and an ideal space for entertaining. The property is offered to the market with no onwads chain and internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into storm porch with door leading through to entrance hall which has the stairs leading to the first floor, access to the downstairs W.C., door to the garage and doors to all principal rooms. The kitchen/dining room spreads from the front to the rear of the property and has been fitted with a range of wall and base level units with areas of work surfaces, centre island, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, fridge, space for dishwasher, gas effect log burning stove to the dining area, window to the front aspect and French doors leading to the garden. The lounge and family room/bedroom four both overlook the rear garden with. There is also the versatile study overlooking the front aspect. The first floor consists of landing with window to the front. The main bedroom spreads from the front to the rear of the property with fitted wardrobes and triple aspect windows. The main bedroom also offers access to the en-suite which has been fitted with a double shower cubicle, wash hand basin, low level W.C., heated towel rail, shaver point, access to storage cupboard and window to the rear aspect. Bedroom two overlooks the front aspect with fitted wardrobes and access to the en-suite which has been fitted with a panel enclosed bath with shower point and glass screen, wash hand basin, low level W.C., radiator and window to the rear aspect. The third bedroom is set to the front aspect with fitted wardrobes and there is also the family shower room which has been fitted with a shower cubicle, wash hand basin, low level W.C., access to the airing cupboard and window to the rear aspect. Outside the gardens have been wonderfully landscaped with patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. To the rear of the garden is the ever useful garden shed and to the front of the property is the driveway providing ample off road parking and leading to the garage which comes complete with electric door light and power.



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# Accommodation

GROUND FLOOR  
1273 sq.ft. (118.2 sq.m.) approx.



**Garnham  
H Bewley**

1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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 Entrance Hall

## Downstairs W.C.

## Kitchen/Dining Room

31' 3" x 10' 10" (9.53m x 3.30m)

## Lounge

17' 2" x 14' 3" (5.23m x 4.34m)

## Family Room/Bedroom 4

15' 4" x 9' 11" (4.67m x 3.02m)

## Study

12' 9" x 9' 1" (3.89m x 2.77m)

## First Floor Landing

## Master Bedroom

23' 0" x 12' 1" (7.01m x 3.68m)

## En-suite

10' 3" x 5' 3" (3.12m x 1.60m)

## Bedroom 2

12' 5" x 10' 7" (3.78m x 3.23m)

## En-suite

10' 7" x 5' 0" (3.23m x 1.52m)

## Bedroom 3

10' 7" x 9' 1" (3.23m x 2.77m)

## Shower Room

5' 11" x 5' 4" (1.80m x 1.63m)

## Outside Garden

## Garage

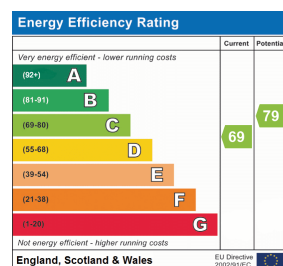
18' 4" x 12' 4" (5.59m x 3.76m)

## Driveway

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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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