

£575,000

11 Meadowcroft Close, East Grinstead



- Extended Family Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Conservatory and W.C.
- Garage and Driveway
- Cul-de-sac Location
- No Onward Chain

For further information contact Garnham H Bewley:

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



11 Meadowcroft Close, East Grinstead, West Sussex RH19 1NA

Garnham H Bewley are pleased to present to the market this spacious family home set within a quiet cul-de-sac on a popular development in East Grinstead, this extended three-bedroom detached family home offers spacious and versatile accommodation and presents an excellent opportunity for buyers looking to modernise and personalise a property to their own taste.

The ground floor provides well-proportioned living space including a generous extended kitchen/dining room, ideal for family living and entertaining. The lounge enjoys a pleasant outlook over the rear garden and features a character fireplace along with patio doors that open directly onto the garden, allowing plenty of natural light. To the front aspect is a separate family room, also benefiting from a feature fireplace, offering flexible space for a second reception room, playroom. The kitchen also provides access to a conservatory overlooking the garden, creating an additional bright living area. A convenient downstairs W.C. completes the ground floor accommodation.

On the first floor, the main bedroom is positioned to the front of the property and benefits from fitted wardrobes. There are two further double bedrooms along with a family bathroom.

Outside, the rear garden features a patio area leading onto a lawned garden with a variety of mature shrubs and established borders, providing a pleasant outdoor space with plenty of potential for landscaping. To the front of the property there is driveway parking leading to a garage.

Offered with scope for updating throughout, this property represents a fantastic opportunity to create a superb family home in a sought-after residential location.



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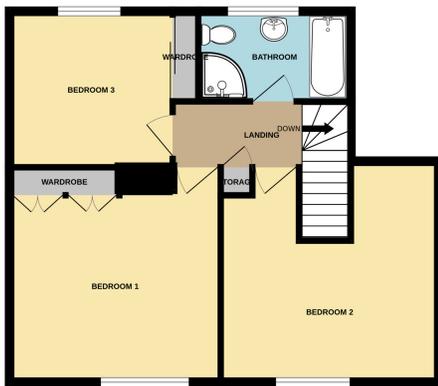
Accommodation

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



**Garnham
H Bewley**

1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1505 sq.ft. (139.8 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

Kitchen/Dining Room
18' 7" x 11' 1" (5.66m x 3.38m)

Lounge
19' 5" x 11' 7" (5.92m x 3.53m)

Family Room
15' 10" x 12' 4" (4.83m x 3.76m)

Conservatory
9' 10" x 9' 5" (3.00m x 2.87m)

Downstairs W.C.

First Floor Landing

Main Bedroom
13' 0" x 11' 3" (3.96m x 3.43m)

Bedroom 2
13' 6" x 13' 3" (4.11m x 4.04m)

Bedroom 3
10' 5" x 9' 8" (3.17m x 2.95m)

Family Bathroom
9' 0" x 5' 5" (2.74m x 1.65m)

Outside Garden

Garage
17' 4" x 8' 2" (5.28m x 2.49m)

Driveway

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NEAREST TRAIN STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.3 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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