

£500,000

31 Hackenden Close, East Grinstead



- Semi Detached Family Home
- Double Storey Extension
- Five Bedrooms
- Spacious Lounge
- Open Plan Kitchen / Diner
- Added Family Room
- Large Rear Garden
- Garage & Driveway Parking

For further information contact Garnham H Bewley:

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



31 Hackenden Close, East Grinstead, West Sussex RH19 3DS

Garnham H Bewley are delighted to present to the market this beautifully presented and extended, five bedroom semi-detached family home. Presented to the market in excellent condition throughout, this property boasts five bedrooms, two reception rooms, modern kitchen / diner, downstairs shower room and utility, large rear garden, integral garage and driveway parking for four cars.

The ground floor comprises a welcoming entrance hallway, where there are stairs leading to the first floor, access to most of the downstairs rooms and storage under the stairs. The main lounge living area is located towards the front of the property and benefits from a large window overlooking the front aspect and feature fireplace. Towards the rear of the property is the open plan kitchen / diner which provides access to both the additional family room and also the utility room. The kitchen itself is fitted with a wide range of wall and base level units creating ample storage and vast amount of solid work surface. The dining area has double sliding doors leading out to the added family / garden room which enjoys a beautiful view over the rear garden and access outside via a single door. The downstairs utility room is fitted with additional wall and base level units and provides space for a selection of appliances. The utility room provides access to the downstairs shower room, integral garage and outside to the rear garden.

On the first floor of the property there are 5 bedrooms and the main family bathroom. The master bedroom enjoys a view over the rear garden and built in triple wardrobes. Bedroom two, another double room also has a view over the rear garden and built in wardrobes. Bedrooms three and four which are also double rooms have a view out towards the front aspect and also benefit from built in wardrobes. Bedroom five which is a single bedroom is currently being used as an office room with a window to the front aspect. All bedrooms are complimented by the main family bathroom which is fitted with a panel enclosed bath, low level WC, wash hand basin, heated towel rail and two privacy style windows facing the rear aspect.

Outside the property enjoys one of the largest gardens in the road and benefits from a range of mature shrubs, hedges and flower beds. There is a large patio area leading down to a large expanse of lawn, perfect for all the family to enjoy. To the front of the property there is driveway parking for 4 cars and access to the garage via an electric roller door. The property is positioned on a quiet cul-de-sac just a few minutes walk from the local town centre, train station and popular schools.

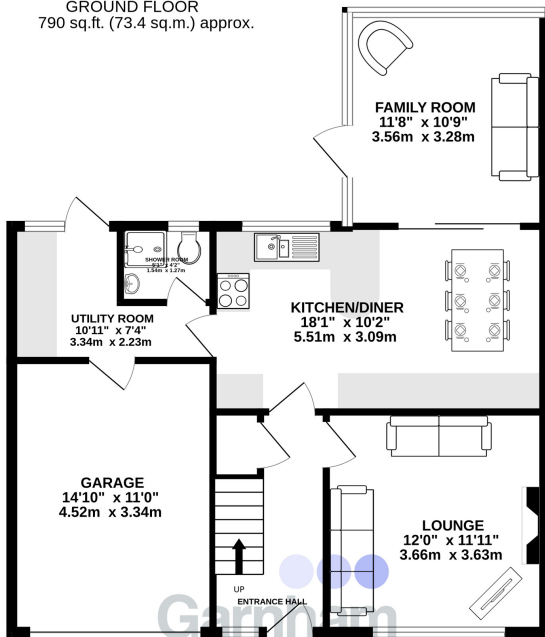


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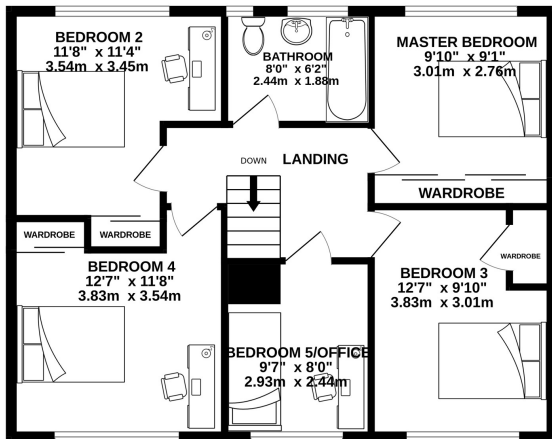
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Accommodation

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



FIRST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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 Hallway

Lounge

12' 0" x 11' 11" (3.66m x 3.63m)

Kitchen Diner

18' 1" x 10' 2" (5.51m x 3.10m)

Family / Garden Room

11' 8" x 10' 9" (3.56m x 3.28m)

Utility Room

10' 11" x 7' 4" (3.33m x 2.24m)

Shower Room

5' 1" x 4' 2" (1.55m x 1.27m)

Garage

14' 10" x 11' 0" (4.52m x 3.35m)

First Floor

Master Bedroom

9' 10" x 9' 1" (3.00m x 2.77m)

Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m)

Bedroom Three

12' 7" x 9' 10" (3.84m x 3.00m)

Bedroom Four

12' 7" x 11' 8" (3.84m x 3.56m)

Bedroom 5 / Office

9' 7" x 8' 0" (2.92m x 2.44m)

Bathroom

8' 0" x 6' 2" (2.44m x 1.88m)

Outside

Large Rear Garden

Driveway Parking



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NEAREST STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 1.4 miles

Lingfield Station - 2.8 miles

East Grinstead
01342 410227

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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