

Guide Price:  
£420,000

£390,000

Garnham  
H Bewley

12 King George Avenue, East Grinstead



- Semi Detached Family Home
- Four Bedrooms
- Two Reception Room
- Separate Kitchen
- Added Conservatory / Family Room
- Beautifully Presented Throughout

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 12 King George Avenue, East Grinstead, West Sussex RH19 2AS

Guide £390,000 - £420,000. Garnham H Bewley are pleased to present to the market this beautifully presented and extended semi detached family home. The property is being offered to the market in excellent condition throughout and boasts an extended ground floor, modern kitchen, modern double glazing throughout, modern boiler, refitted downstairs family bathroom, four bedrooms, excellent sized rear garden and driveway parking for up to three cars.

The ground floor comprises a spacious entrance hallway which provides access to most of the downstairs rooms and has stairs that lead to the first floor. The main lounge / living room is a great size and is located at the front of the property. Within the lounge there is a working gas fire & surround, large window over looking the front aspect and an opening through to the conservatory / family room. The family room is a fantastic addition to the ground floor as it provides access to the rear garden, has radiators and is currently being used as a dining room. The fitted kitchen has a comprehensive range of wall and base level units which allow space for a cooker with extractor hood above, space for washing machine, built in fridge and built in dishwasher. There is a large window facing the side aspect and a door leading outside to the rear patio / decking area.

The first floor arrangement includes four good sized family rooms of which the original master bedroom has been divided to create bedrooms three and four, so could be changed back if required. With the current divided floorplan the master bedroom has a view over the front aspect and plenty of space for a range of bedroom furniture. Bedrooms three and four over look the rear aspect and bedroom two along with the master over looks the front. All four bedrooms are complimented by the downstairs bathroom which has recently been fully refitted and now offers a panel enclosed bath with shower overhead and shower screen, low level W.C, large wash hand basin, window to the side aspect, heated towel rail and fully tiled walls.

Outside the property benefits from a generous size garden which starts with a new decking area accessible from both the family room and kitchen. There is a large expanse of lawn and at the rear of the garden, a large shed. To the front of the property there is driveway parking for up to three cars. There is also side access round to the rear garden.

For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Entrance Hallway

### Lounge/Diner

15' 4" x 12' 3" (4.67m x 3.73m)

### Conservatory/Family Room

12' 7" x 11' 3" (3.84m x 3.43m)

### Kitchen

9' 6" x 8' 4" (2.90m x 2.54m)

### Bathroom

8' 2" x 5' 10" (2.49m x 1.78m)

## First Floor

### Master Bedroom

11' 0" x 10' 0" (3.35m x 3.05m)

### Bedroom

9' 6" x 8' 4" (2.90m x 2.54m)

### Bedroom

8' 8" x 7' 5" (2.64m x 2.26m)

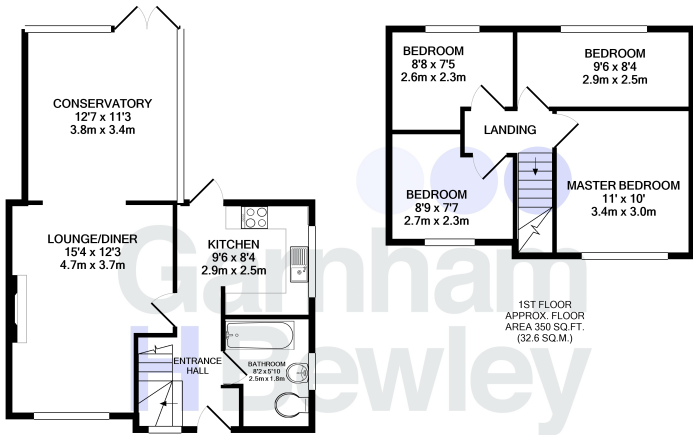
### Bedroom

8' 9" x 7' 7" (2.67m x 2.31m)

## Outside

### Rear Garden

### Parking For Three Cars



GROUND FLOOR  
APPROX. FLOOR  
AREA 492 SQ.FT.  
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2020



For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

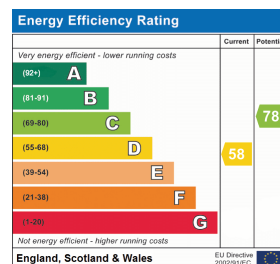


## NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 1.6 miles

Lingfield Station - 2.8 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

For further information contact Garnham H Bewley:

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