

£535,000

Garnham
H Bewley

7 Herontye Drive, East Grinstead



- Detached Family Home
- Four Bedrooms
- Lounge and Dining Room
- Stylish Kitchen
- Shower Room and Utility
- Family Bathroom
- Garden
- Driveway and Garage

For further information contact Garnham H Bewley:

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



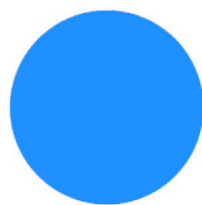
7 Herontye Drive, East Grinstead, West Sussex RH19 4LR

Guide Price £535,000 to £550,000. Garnham H Bewley are pleased to present to the market this spacious four bedroom detached family home on a corner plot, which has been altered, modernised and fully maintained by the current owners over the years to provide a light and stylish living space. The property currently boasts some great features with kitchen opening through to the dining room, lounge with large patio doors onto the garden, utility also providing internal access to the garage, downstairs shower room, four bedrooms to the first floor complemented by the family bathroom. The property is situated on the ever popular Herontye Estate, providing great access for the local schools and scenic walks along the Forest Way. Outside the mature south-facing garden is a real suntrap, perfect for dining, entertaining, BBQ's and a relaxed evening drinks. Internal viewing is highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance porch with door leading into the entrance hall which provides access to the downstairs shower room and stairs leading to the first floor. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven & dishwasher, electric hob, extractor hood above, dishwasher, wine cooler, space for fridge/freezer, under & over cupboard LED lighting, window to the front aspect and opening leads through to the dining room which has a window to the front aspect, bay window to the side and access to cupboard housing the boiler. The lounge has a window to the rear aspect and patio doors leading to the garden. There is also the utility set to the rear aspect with base level units, sink with drainer, space for washing machine, tumble dryer, door to side and door leading into the garage.

The first floor consists of landing with access to the airing cupboard, main bedroom set to the rear aspect with ample fitted wardrobes and double aspect windows. Bedroom two and four are set to the front aspect with built in wardrobes and bedroom three is set to the rear aspect with built in wardrobe. There is also the family bathroom has been fitted with a tile enclosed bath with mixer taps and Aqualisa shower point, wash hand basin, low level W.C., heated towel rail and window to the side aspect.

Outside the walled rear garden is fence enclosed with areas of patio ideal for seating with mature herbs, shrubs and borders. The garden is tiered providing different levels of entertaining, including a raised seated area which catches the evening sun and includes direct access to the side of the property and the front driveway, which provides ample parking for up to three cars and the garage which comes complete with remote electric door, light, power and power outlet which could facilitate electric vehicle charging.

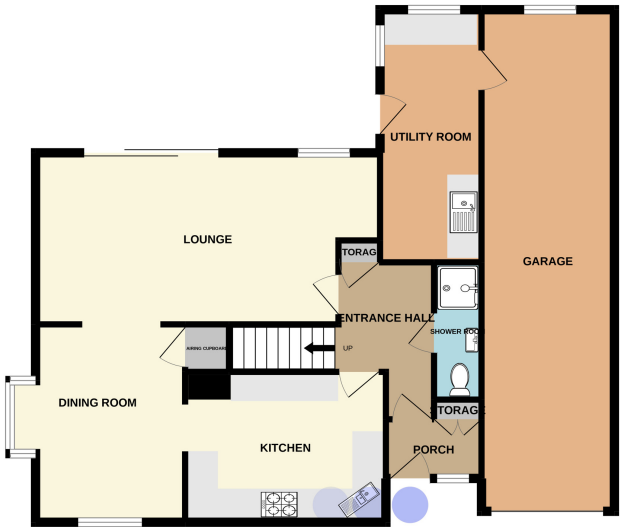


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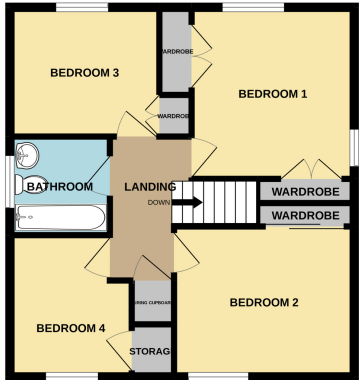
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Accommodation

GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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 Ground Floor

Entrance Porch

Entrance Hall

Downstairs Shower Room

Kitchen

12' 2" x 8' 4" (3.71m x 2.54m)

Dining Room

12' 6" x 9' 5" (3.81m x 2.87m)

Lounge

21' 9" x 10' 9" (6.63m x 3.28m)

Utility

15' 2" x 6' 5" (4.62m x 1.96m)

First Floor First Floor

Landing

Main Bedroom

11' 3" x 10' 3" (3.43m x 3.12m)

Bedroom 2

11' 5" x 9' (3.48m x 2.74m)

Bedroom 3

9' 8" x 8' 1" (2.95m x 2.46m)

Bedroom 4

9' 4" x 7' 8" (2.84m x 2.34m)

Family Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

Outside Outside

Garden

Garage

31' 8" x 7' 7" (9.65m x 2.31m)

Driveway



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East Grinstead
01342 410227

Energy Efficiency Rating		
Very energy efficient - lower running costs		Current Potential
(92-100)	A	83
(81-91)	B	
(69-80)	C	61
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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