

Guide Price

£350,000

Garnham  
H Bewley

36 Elm Drive, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Family Bathroom
- Front and Rear Garden
- Parking
- Cul-de-sac Location

For further information contact Garnham H Bewley:

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



## 36 Elm Drive, East Grinstead, West Sussex RH19 3UH

Guide Price £350,000 to £370,000. Garnham H Bewley are pleased to present to the market this three bedroom terraced family home situated within a cul-de-sac on the ever popular Estcots estate offering great access for local schools. The property boasts a kitchen/dining room with door leading onto the garden, lounge, three bedrooms to the first floor, family bathroom, front and rear garden and parking for two cars directly to the rear of the property. Internal viewings come highly recommended to fully appreciate this great example of a three bedroom terraced home.

The ground floor consists of front door into the entrance hall with stairs leading to the first floor. The lounge is set to the front aspect and open plan under the stairs. The kitchen/dining room backs onto the rear garden and 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, gas hob with extractor hood above, space for fridge/freezer, window to the rear aspect and door leading to the garden.

The first floor consists of landing with access to the airing cupboard. The main bedroom overlooks the rear garden and bedrooms two and three are both set to the front aspect. The family bathroom has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin and low level W.C.

Outside the rear garden is fence enclosed with patio area leading to a lawned garden. There is rear access to the parking and to the front there is an area of garden and stepping stones leading to the front door.



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# Accommodation

## Ground Floor Entrance Hall

### Lounge

15' 4" x 14' 1" (4.67m x 4.29m)

### Kitchen/Dining Room

14' 1" x 10' 4" (4.29m x 3.15m)

## First Floor Landing

### Main Bedroom

14' 1" x 8' 5" (4.29m x 2.57m)

### Bedroom 2

9' 5" x 7' 6" (2.87m x 2.29m)

### Bedroom 3

6' 6" x 6' 2" (1.98m x 1.88m)

### Family Bathroom

### Outside Garden

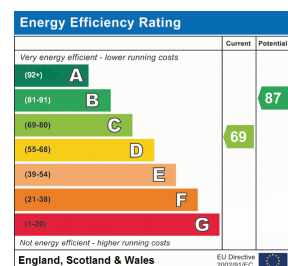
### Parking



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, options and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency. See the plans for details.



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