

£550,000

25 Lancaster Drive, East Grinstead



- Detached Family Home
- Four Bedrooms
- Lounge and Dining Room
- Kitchen
- Downstairs W.C.
- Garden
- Double Garage
- Driveway Parking

For further information contact Garnham H Bewley:

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



25 Lancaster Drive, East Grinstead, West Sussex RH19 3XF

Garnham H Bewley are delighted to offer for sale this four bedroom detached family home set within a highly popular estate of East Grinstead and offering spacious accommodation. The property benefits from a lounge, dining room, kitchen, downstairs W.C., four bedrooms to the first floor and double garage. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor accommodation comprises of front door into entrance hall with stairs leading to the first floor and access to the downstairs cloakroom. The kitchen overlooks the rear of the property 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, space for cooker, fridge/freezer, dishwasher, washing machine, larder cupboard and window overlooking the garden. The lounge leads through to the dining room.

The first floor comprises of landing, master bedroom and three further bedrooms. There is also a family bathroom and W.C. The master and second bedroom both benefit from recess space giving extra room for bedroom furniture or fitted wardrobes.

Outside the property to the front is a driveway and area of lawn with side access. There is a double garage with up and over doors with power, light and back door access.

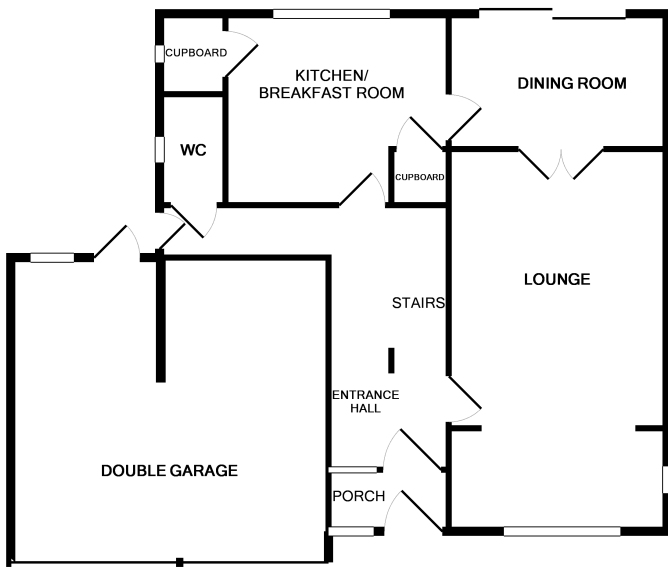
The Rear Garden is mainly laid to lawn with a mixture of flowers and shrubs bordering the property. The garden is also fence enclosed.



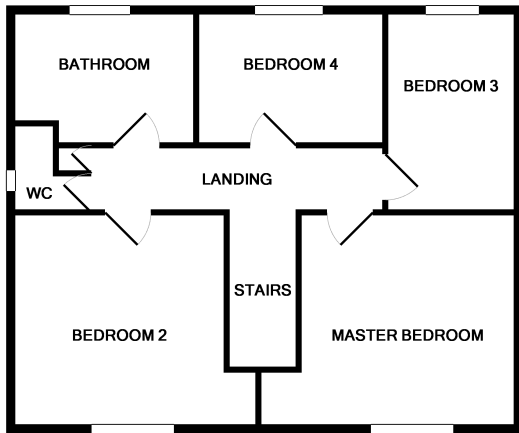
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Accommodation



GROUND FLOOR



1ST FLOOR

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.
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Ground Floor Entrance Hall

Downstairs W.C.

Kitchen

12' 5" x 11' 1" (3.78m x 3.38m)

Lounge

20' 4" x 11' 4" (6.20m x 3.45m)

Dining Room

11' 4" x 8' 10" (3.45m x 2.69m)

First Floor Landing

Main Bedroom

11' 5" x 10' 3" (3.48m x 3.12m)

Bedroom 2

11' 1" x 10' 5" (3.38m x 3.17m)

Bedroom 3

12' 6" x 7' 11" (3.81m x 2.41m)

Bedroom 4

9' 9" x 7' 4" (2.97m x 2.24m)

Family bathroom

Outside Garden

Double Garage

Driveway



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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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