

Guide Price:
£465,000 -
£450,000

Garnham
H Bewley

15 Kindersley Close, East Grinstead



- Link Detached Family Home
- Three Bedrooms
- Lounge / Diner
- Modern Fitted Kitchen
- Family Bathroom
- Generous Rear Garden
- Garage
- Driveway

For further information contact Garnham H Bewley:

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



15 Kindersley Close, East Grinstead RH19 3NJ

Guide Price: £450,000 - £465,000. Garnham H Bewley are delighted to present to the market this beautifully presented, three-bedroom link-detached home. Offered to the market for the first time in 36 years this property boasts a spacious lounge / living area, separate modern kitchen, three generous size bedrooms, modern family bathroom, generous rear garden, garage and driveway parking.

The ground floor comprises a welcoming entrance hallway where there are stairs leading to the first floor and access to all of the downstairs rooms. The separate modern kitchen is located towards the front of the property and is fitted with a range wall and base level units, creating a vast amount of storage and worksurface. Within the kitchen there is a built-in oven, space for a low-level fridge, space for dishwasher, space for washing machine, large sink and window facing the front aspect. Towards the rear of the property is the main lounge / living area which is a fantastic size and provides access and a view out to the rear garden.

The first floor comprises three spacious bedrooms and a modern family bathroom. The master bedroom is a generous size double, has a view over the rear garden and benefits from triple built-in wardrobes. Bedroom two, another double has a view out the front aspect and is also complemented by built-in wardrobes. Bedroom three, a generous size single/office room has a view towards the rear garden. All bedrooms are complimented by the modern family bathroom which is fitted with a panel in close bath with shower and shower screen, low-level WC, wash handbasin and window to the side aspect.

Outside, the property benefits from a generous rear garden with a patio area accessible from the lounge and a large section of lawn with a storage shed to the rear of the garden.

Overall, the property is presented to the market in excellent condition throughout and viewings come highly recommended.



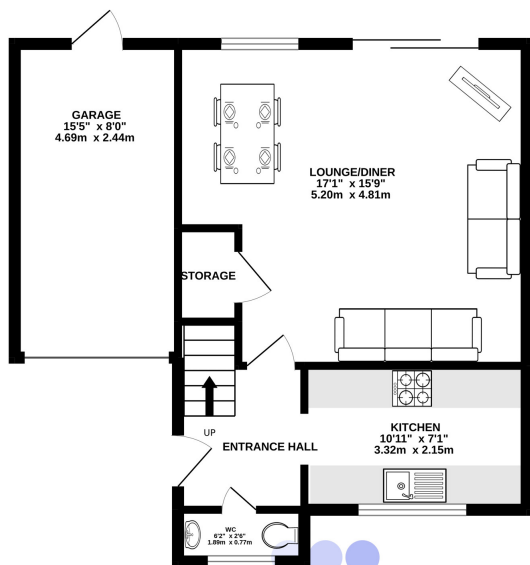
Welcome
Home



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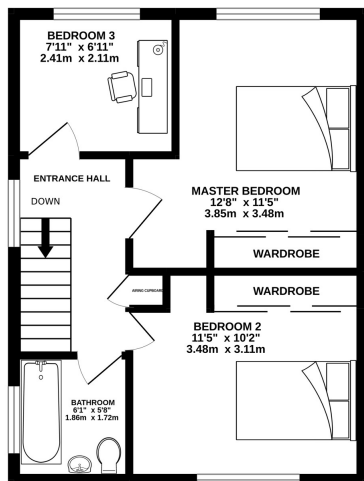
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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



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1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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Accommodation

Ground Floor

Entrance Hallway

Lounge / Diner

17' 1" x 15' 9" (5.21m x 4.80m)

Kitchen

10' 11" x 7' 1" (3.33m x 2.16m)

Downstairs WC

6' 2" x 2' 6" (1.88m x 0.76m)

First Floor

Master Bedroom

12' 8" x 11' 5" (3.86m x 3.48m)

Bedroom Two

11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)

Bathroom

6' 1" x 5' 8" (1.85m x 1.73m)

Outside

Rear Garden

0' 0" x 0' 0" (0.00m x 0.00m) 0' 0" x 0' 0" (0.00m x 0.00m)

Garage

15' 5" x 8' 0" (4.70m x 2.44m)

Driveway

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Nearest Railway Stations:

East Grinstead(1.3 miles)

Dormans(1.5 miles)

Lingfield(2.9 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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