

£450,000

14 St Agnes Road, East Grinstead



- Extended Link Detached Home
- Three Bedrooms
- Lounge and Dining Room
- 14ft x 12ft Kitchen
- Bedroom Four/Playroom
- Family Bathroom
- Garage and Driveway
- Cul-de-sac Location

For further information contact Garnham H Bewley:

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



14 St Agnes Road, East Grinstead RH19 3RP

Garnham H Bewley are pleased to present to the market this deceptively spacious extended three/four bedroom link detached family home situated within a cul-de-sac offering great access for the train station and the town centre. The property has been modernised over the years to provide a stylish living space and ample space for all the family. The property currently boasts lounge, 14ft x 12ft kitchen, dining room, bedroom four/playroom, downstairs W.C., three bedroom to the first floor, family bathroom, garage and driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a extended link detached family home.

The ground floor consist of front door into small entrance hall with access to the downstairs W.C. The lounge has access to the stairs and window to the front aspect. 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, electric hob with extractor hood above, space for fridge/freezer, washing machine, underfloor heating, internal door to the garage and door leading to the garden. The dining room is set to the rear aspect with French doors leading to the garden and door through to the fourth bedroom/playroom which is versatile in its use.

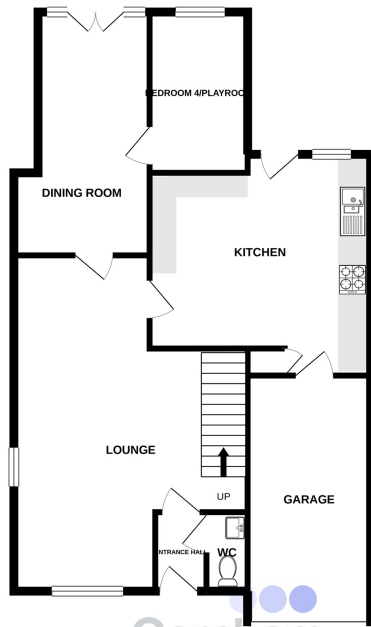
The first floor consists of landing with access to storage cupboard and airing cupboard. The main bedroom overlooks the front aspect with built in wardrobes. Bedroom two overlooks the garden with built in wardrobes and bedroom three is set to the front aspect with cupboard over the stairs. The family bathroom has been fitted with a roll top bath with clawed feet and rainfall shower head, wash hand basin, low level W.C., heated towel rail and window to the rear aspect.

Outside the rear garden is mainly fence enclosed with patio leading to a lawned garden and a range of mature shrubs and borders. To the front there is driveway parking leading to the garage which comes complete with light and power.

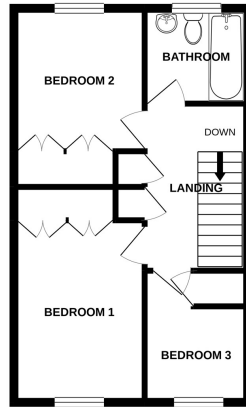


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**Garnham
H Bewley**
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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

Downstairs W.C.

Lounge

22' 4" x 12' 5" (6.81m x 3.78m)

Kitchen

14' 9" x 12' 6" (4.50m x 3.81m)

Dining Room

16' 2" x 7' 4" (4.93m x 2.24m)

Bedroom 4/Playroom

10' 7" x 6' 4" (3.23m x 1.93m)

First Floor

Main Bedroom

12' 2" x 8' 9" (3.71m x 2.67m)

Bedroom 2

9' 4" x 8' 9" (2.84m x 2.67m)

Bedroom 3

6' 9" x 6' 5" (2.06m x 1.96m)

Family Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

Outside

Garden

Garage

16' 5" x 8' 1" (5.00m x 2.46m)

Driveway



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