

Guide Price
£570,000

£550,000

Garnham
H Bewley

8 Edinburgh Way, East Grinstead



- Link Detached Family Home
- Four Bedrooms & Two Bathrooms
- Open Plan Kitchen / Diner
- Separate Lounge
- Spacious Accommodation
- Generous Rear Garden
- Quiet Cul-De-Sac Location
- Close To Both Town & Station

For further information contact Garnham H Bewley:

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



8 Edinburgh Way, East Grinstead, West Sussex RH19 4RU

Guide Price £550,000 - £570,000. Garnham H Bewley are delighted to offer for sale this fabulous four bedroomed link-detached family home occupying a generous plot with spacious accommodation, a beautifully landscaped rear garden, parking and garage situated in a quiet cul-de-sac location on the ever popular Herontye estate.

The ground floor accommodation consist of an inviting entrance hall with door to downstairs W.C, stairs to the 1st floor landing and a door to the spacious lounge which enjoys a large window to the front aspect providing plenty of light, under stair storage, Danish wood flooring and double doors opening through to the kitchen/dining room, which has access onto the garden. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surfaces, inset one and a half bowl sink / drainer with waste disposal, space for kitchen appliances including cooker, dishwasher and upright fridge / freezer and a window enjoying an outlook over the attractive rear garden.

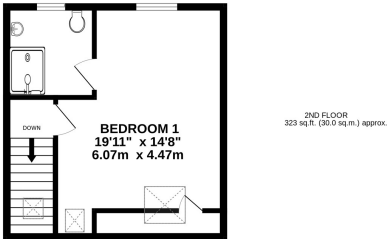
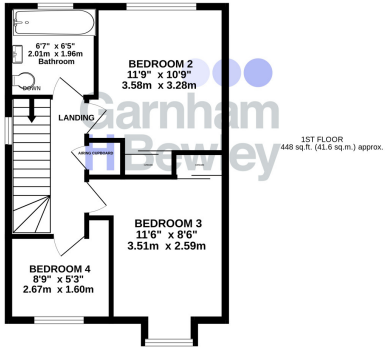
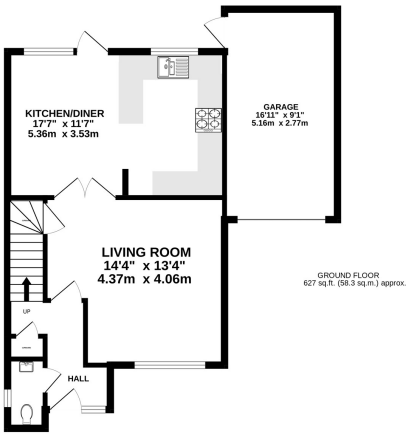
The first floor accommodation consists of three bedrooms of which bedroom two and bedroom three have double built in wardrobes and are both a good sized double room. The family bathroom is fitted with a panelled enclosed bath with shower over, low-level WC, wash hand basin, part tiled walls, heated towel rail and a window to the rear aspect. The second floor accommodation consists of an impressive master suite with plenty of room for bedroom furniture, two Velux windows and a large window overlooking the rear garden and fields beyond. The ensuite is fitted with a large walk-in shower with glass curved screen, wash hand basin, low-level WC, shaver point, heated towel rail, part tiled walls and a window to rear aspect.

Outside, to the front of the property is driveway parking for two cars leading to the garage which has power, light and where the washing machine and tumble dryer are located. The generous sized rear garden enjoys a southerly aspect and has been beautifully landscaped and has several seating areas with a variety of mature shrubs and flowering plants, detached 12'x12' summer house, raised sleeper flowerbeds, ornamental pond, vegetable patch, greenhouses, large timber cabin with power and light, and an expanse of lawn. The property is within close proximity of the Meads primary school, Escots primary school and Sackville secondary school.



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Accommodation



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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Nearest Railway Stations:
East Grinstead Station: 0.8 miles
Dormans Station: 2.7 miles
Lingfield Station: 4.1 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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