

£575,000

39 Garden Wood Road, East Grinstead



- Extended Detached Bungalow
- Three Bedrooms
- Kitchen
- Two Reception Rooms
- Bathroom and Separate W.C.
- Front and Rear Garden
- Garage and Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

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



39 Garden Wood Road, East Grinstead, West Sussex RH19 1NN

Garnham H Bewley are pleased to present to the market this extended three bedroom detached bungalow situated on the ever-popular Imberhorne Estate in East Grinstead, this extended detached bungalow is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and add value.

The accommodation is well proportioned and versatile, featuring an extended lounge to the rear of the property with patio doors opening onto the garden, creating a bright and sociable living space. The kitchen provides access to a separate W.C., while a separate dining room offers flexibility and could also be used as a study, family room, or additional reception space depending on requirements.

There are three double bedrooms, with the main bedroom benefiting from an attractive bay window to the front. The family bathroom is fitted with both a bath and a separate shower cubicle.

Externally, the property enjoys a generous rear garden, with a patio area leading onto a lawned garden, ideal for outdoor entertaining or family use. The garden also provides rear access to the garage and side access to the property. To the front, a driveway provides off-road parking and leads to the garage.

With its sought-after location, spacious accommodation, and scope for modernisation, this property offers an exciting opportunity to create a superb home.



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Accommodation

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



Ground Floor Entrance Hall

Kitchen

15' 7" x 9' 3" (4.75m x 2.82m)

Dining Room

11' 6" x 10' 11" (3.51m x 3.33m)

Lounge

16' 6" x 12' 9" (5.03m x 3.89m)

Bedroom 1

16' 0" x 11' 8" (4.88m x 3.56m)

Bedroom 2

11' 8" x 10' 3" (3.56m x 3.12m)

Bedroom 3

9' 6" x 9' 5" (2.90m x 2.87m)

Bathroom

8' 0" x 5' 6" (2.44m x 1.68m)

Outside Garden

Garage

19' 5" x 8' 2" (5.92m x 2.49m)

Driveway

TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	70
England, Scotland & Wales		EU Directive 2002/91/EC	

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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