

£650,000

Garnham
H Bewley

95 Moat Road, East Grinstead



- Detached House
- Three Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Separate Utility Room
- Generous Garden
- Driveway Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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



95 Moat Road, East Grinstead, West Sussex RH19 3LW

Garnham H Bewley are delighted to present to the market this three double bedroom detached family home. Located within a five minute walk of East Grinstead's main town centre this property boasts three double bedrooms, three reception rooms, modern kitchen, separate utility room, four piece family bathroom, ensuite shower room, large rear garden and driveway parking.

The ground floor comprises a welcoming entrance hallway where there is access to most of the downstairs rooms and also stairs leading to the first floor. Towards the front of the property there are two large reception rooms one of which could be used as a generous double bedroom. The main lounge is located towards the rear of the property with a window overlooking the side aspect and sliding doors leading out towards the conservatory. The separate modern kitchen is fitted with a range of wall and base level units creating ample storage, work surface and space for a good selection of appliances. Towards the rear of the property is the added conservatory which offers a delightful view over the rear garden and access to the separate utility room. On the ground floor there is also a four piece family bathroom which is fitted with a Oval style freestanding bath, separate shower, low-level WC, wash handbasin and window to the side aspect. There is also a separate WC accessible off the main entrance hallway.

On the first floor there are two double bedrooms with one bedroom benefiting from an ensuite shower room and a selection of built-in wardrobes.

Outside the property benefits from a generous size rear garden which has a range of mature shrubs and hedges creating ample privacy. There is side access leading to the front of the property where there is driveway parking for two cars. Moat Road is situated within excellent proximity of East Grinstead's main town centre, mainline train station and local leisure centre. The property is offered to the market with no onward chain.



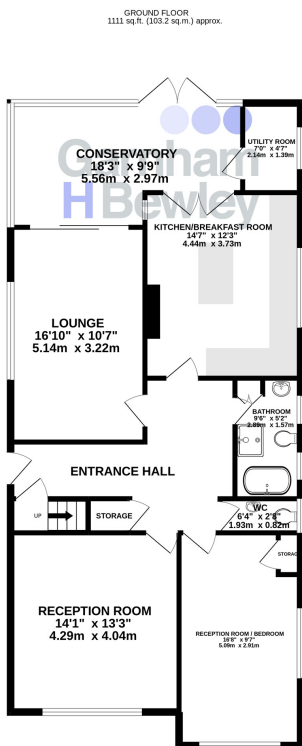
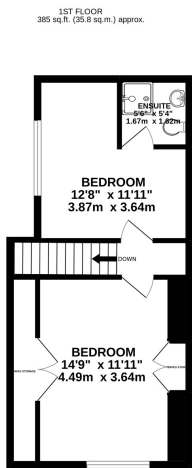
Welcome
Home



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Accommodation



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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Ground Floor

Entrance Hallway

Lounge

16' 10" x 10' 7" (5.13m x 3.23m)

Reception Room

14' 1" x 13' 3" (4.29m x 4.04m)

Reception Room / Bedroom

16' 8" x 9' 7" (5.08m x 2.92m)

Kitchen

14' 7" x 12' 3" (4.45m x 3.73m)

Bathroom

9' 6" x 5' 2" (2.90m x 1.57m)

Conservatory

18' 3" x 9' 9" (5.56m x 2.97m)

Utility Room

7' 0" x 4' 7" (2.13m x 1.40m)

First Floor

Bedroom

12' 8" x 11' 11" (3.86m x 3.63m)

Ensuite

5' 6" x 5' 4" (1.68m x 1.63m)

Bedroom

14' 9" x 11' 11" (4.50m x 3.63m)

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East Grinstead

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