

Garnham H Bewley

£660,000

Holtye Road, East Grinstead



- Semi Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Open Plan Kitchen / Family Area
- Separate Utility Room
- Separate Office
- Master Bedroom With En-suite

For further information contact Garnham H Bewley:

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



2 Orchard Farm Cottages, Holtye Road, East Grinstead, West Sussex RH19 3PP

Garnham H Bewley are delighted to present to the market this beautifully presented and newly updated, four bedroom semi detached family home. Having recently undergone a complete refurbishment this property now boasts a large open plan kitchen / breakfast area, a spacious lounge / dining room, additional bedroom/reception room, a downstairs shower room, separate utility room, three further double bedrooms, separate office, ensuite to master bedroom and far reach views out towards both the front and rear aspect.

The ground floor comprises a welcoming entrance area that provides access to most of the downstairs rooms and links round to a large hallway area where there is a storage cupboard and stairs leading to the first floor. To the front of the property there is a spacious reception / bedroom which can be versatile in its use. Also off the main hallway is the downstairs shower room which is a generous size and fitted with a double walk-in shower, low level WC and wash hand basin. Towards the rear of the property is the extended and open plan kitchen / breakfast area. In addition to the fully fitted kitchen there is a separate utility room perfect for housing additional appliances. Also towards the rear of the property is the lounge / diner which provides access out to the rear garden.

The first floor offers two double bedrooms which enjoy far reaching views over neighbouring fields and a further single/office room with a view to the front aspect. All three bedrooms are complimented by the family shower room which is fitted with a double walk-in shower, low level WC, wash hand basin, heated towel rail and window to the front aspect. The second floor of the property is where the master bedroom is located with the added benefit of an ensuite shower room creating the ideal master suite. Outside, the property enjoys a spacious south facing rear garden which is fenced enclosed and to the front of the property there is parking for a number of cars.

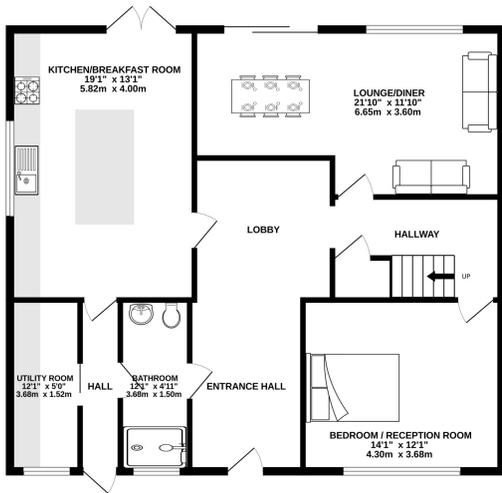
Overall the property is offered to the market in excellent condition throughout and viewings come highly recommended to appreciate to rural location of the property and the spacious floorplan thats been created.



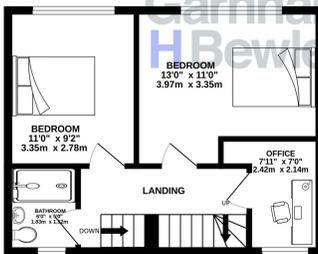
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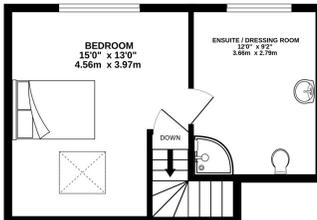
GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1778 sq.ft. (165.2 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

Reception / Bedroom

14' 1" x 12' 1" (4.29m x 3.68m)

Downstairs Shower Room

12' 1" x 4' 11" (3.68m x 1.50m)

Kitchen / Breakfast Room

19' 1" x 13' 1" (5.82m x 3.99m)

Utility Room

12' 1" x 5' 0" (3.68m x 1.52m)

Lounge / Diner

21' 10" x 11' 10" (6.65m x 3.61m)

First Floor

Bedroom

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom

11' 0" x 9' 2" (3.35m x 2.79m)

Office

7' 11" x 7' 0" (2.41m x 2.13m)

Shower Room

6' 11" x 5' 0" (2.11m x 1.52m)

Second Floor

Master Bedroom

15' 0" x 13' 0" (4.57m x 3.96m)

Ensuite / Dressing Room

12' 0" x 9' 2" (3.66m x 2.79m)

Outside

Front & Rear Garden



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