

Price

£700,000

Garnham
H Bewley

43 West Street, Dormansland



- Impressive Extended Bungalow
- Beautiful Condition Throughout
- Open Plan Kitchen / Dining Area
- Three Good Sized Reception Rooms
- Attractive and Generous Grounds
- Family Bathroom and En-suite
- Ample Driveway Parking and Double Garage

For further information contact Garnham H Bewley:

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



43 West Street, Dormansland, Surrey RH7 6QP

Garnham H Bewley are delighted to offer for sale this stunning three bedroomed bungalow which has been extended and improved over the years to offer 1559sq ft of versatile and spacious living space throughout whilst enjoying very private and generous sized grounds with ample driveway parking and double garage. The property is located in the heart of Dormansland and has easy access to amenities near by and the ever popular village primary school.

The ground floor accommodation consists of entrance porch opening to an inviting reception hall which in turn opens through to a beautifully appointed kitchen with granite worksurfaces, Smeg range style cooker, comprehensive range of wall and base level units, window to the side aspect providing plenty of light and access to a useful utility room with a door to the garden. The kitchen opens through to the dining room which enjoys space for an 8 + seater table and over looks the front aspect. The spacious living room has stained glass feature window, fireplace and patio doors leading to a conservatory with French doors opening to the private and attractive rear garden. The three bright and airy bedrooms consist of the master bedroom with en-suite situated to the rear of the property, bedroom two with patio doors opening to a balcony and bedroom three which is alongside bedroom two. The three bedrooms are complimented by the shower room which enjoys underfloor heating and a walk in double shower with multi level jets, stylish wash hand basin and low level W.C.

Outside, there is a recently re-laid in and out tarmac driveway with stone edging, parking for multiple vehicles and a detached double garage. A courtyard leads to an impressive Japanese themed front garden with a path to the bespoke front door which matches the courtyard doors. There is side access to the well stocked and mature, easterly aspect rear garden with an expanse of lawn, patio with built in bench seating, brick built BBQ area, flower beds, borders, hedge and shrub screening. The garden further benefits from two shed storage and a summer house which would make an ideal gym or home office plus gated rear access to Newhache giving easy access to the high street, school and bus routes.

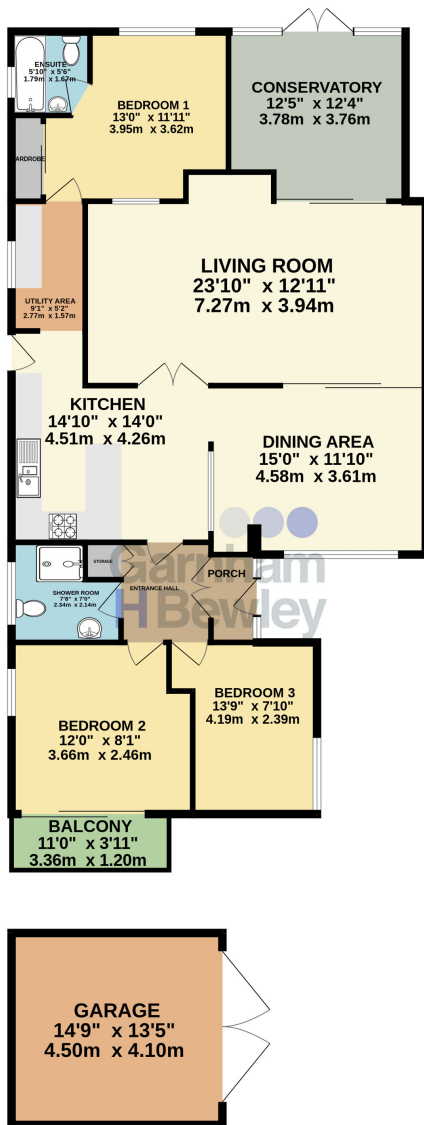


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GROUND FLOOR
1758 sq.ft. (163.3 sq.m.) approx.

Accommodation



Entrance Porch

Entrance Hall

Living Room

23' 10" x 12' 11" (7.26m x 3.94m)

Kitchen

14' 10" x 14' 0" (4.52m x 4.27m)

Dining Area

15' 1" x 11' 10" (4.60m x 3.61m)

Conservatory

12' 5" x 12' 4" (3.78m x 3.76m)

Utility Area

Shower Room

Master Bedroom

13' 0" x 11' 11" (3.96m x 3.63m)

En-suite

Bedroom 2

12' 0" x 8' 1" (3.66m x 2.46m)

Bedroom 3

13' 9" x 7' 10" (4.19m x 2.39m)

Driveway Parking

Double Garage

4.5m x 4.1m (14' 9" x 13' 5")

TOTAL FLOOR AREA: 1758 sq.ft. (163.3 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

Dormans Station

0.6 miles

Lingfield Station

1.0 miles

East Grinstead Station

2.7 miles

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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