

Guide Price

£520,000

£500,000

Garnham
H Bewley

47 Crossways Avenue, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Open Plan Lounge / Dining
- Modern Kitchen Breakfast Area
- Separate Family Bathroom
- Large Rear Garden
- Opportunity To Extend
- Driveway Parking

For further information contact Garnham H Bewley:

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



47 Crossways Avenue, East Grinstead, West Sussex RH19 1JD

Guide Price £500,000 - £520,000. Garnham H Bewley are delighted to present to the market this three bedroom semi-detached family home. Located on the ever-popular Imberhome Estate this property offers spacious living and is located within close proximity to town, train station and local schools. There is also an opportunity to extend and create a larger family home if required (SSTP)

The ground floor comprises a welcoming entrance hallway which has stairs leading to the first floor and a door providing access to the lounge. The main lounge/dining room is a fantastic size and stretches from the front of the property to the rear creating a bright and airy room. In the lounge area there is a large bay window facing the front aspect, feature fireplace and room for a variety of furniture. Towards the dining area there is room for a sizable dining set and a open plan arrangement leading through to the kitchen. The kitchen is fitted with a range of wall and base level units and ample worksurface. The kitchen is fitted with an oven with gas hobs, provides space for a washing machine, has space for a fridge/freezer and offers ample storage. Within the kitchen there is a window facing the rear aspect and door leading out to the rear garden.

The first floor consists of three bedrooms and the main family bathroom. The master bedroom is a fantastic size and comes fitted with a large set of built-in wardrobes. Bedroom two which is another great size double is located towards the rear of the property has a large window overlooking the rear garden and also where the airing cupboard is located. Bedroom three which is a generous single/office area has a window to the front aspect. All three bedrooms are complimented by the separate bathroom which comes fitted with a oval style panel enclosed bath, wash hand basin, low level WC, part tiled walls and a privacy style windows facing the rear and side aspect.

Outside the property enjoys a generous size rear garden where there is a large expanse of lawn and a gate providing access out to the front. To the side of the property there is a large patio area. To the front of the property there is driveway parking with a small section of lawn.

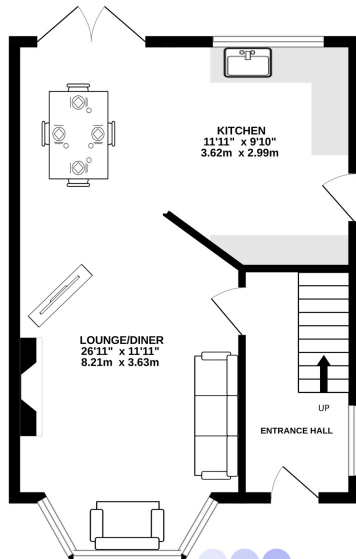
Overall the property is located within walking distance to highly rated primary and secondary schools, East Grinstead main town centre, mainline train station and the popular Worth Way.



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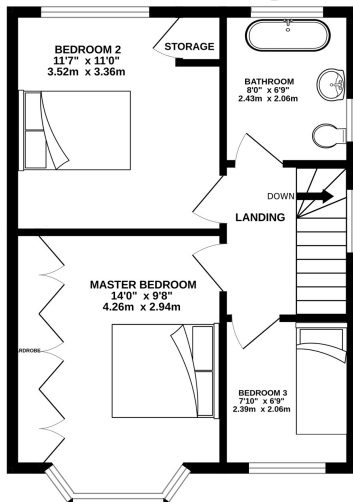
Accommodation

GROUND FLOOR



Garnham
H Bewley

1ST FLOOR



Ground Floor

Entrance Hallway

Lounge / Diner

26' 11" x 11' 11" (8.20m x 3.63m)

Kitchen

11' 11" x 9' 0" (3.63m x 2.74m)

First Floor

Master Bedroom

14' 0" x 9' 8" (4.27m x 2.95m)

Bedroom Two

11' 7" x 11' 0" (3.53m x 3.35m)

Bedroom Three

7' 10" x 9' 9" (2.39m x 2.06m)

Bathroom

8' 0" x 6' 9" (2.44m x 2.06m)

Outside

Front & Rear Garden

Driveway Parking

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 STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.4 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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