

Price

£725,000

Garnham
H Bewley

Felcourt Road, Felcourt



- Stunning Detached Bungalow
- Two/Three Bedrooms
- Beautiful Gardens
- Double Garage and Driveway
- Kitchen/Breakfast Room
- Lounge and Dining Room
- Bathroom & En-Suite
- Versatile Outdoor Studio

For further information contact Garnham H Bewley:

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



Silton, Felcourt Road, Felcourt, Surrey RH19 2JZ

Garnham H Bewley are pleased to present to the market this stunning two/three bedroom detached bungalow which has been modernised by the current owners to provide a spacious and stylish living space providing ample accommodation and the property also offers beautiful landscaped gardens offering a tranquil space to unwind spreading across approximately 1/4 of acre with the added bonus of the studio complete with light and power and versatile in its use. The accommodation boasts a spacious entrance hall, modern kitchen/breakfast room which opens to the spacious dining room providing a great space for entertaining, lounge with central feature fireplace and bay window to the rear, master bedroom complete with en-suite, bedroom two which offers access through to the third bedroom and family bathroom. Outside there is the ample driveway leading to the detached double garage which also provides the ever handy utility. Internal viewings come highly recommended to fully appreciate this great example of a detached bungalow.

The property consists of front door into spacious entrance hall with double aspect windows. The kitchen breakfast room is situated to the rear of the property and has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, centre island with breakfast bar area and inset pop up plugs, under cupboard lighting, American style fridge/freezer, integrated oven with warming drawer, microwave, five burner gas hob with extractor hood above, pull out larder cupboard, French doors to the rear aspect and leading through to the dining room which offers double aspect windows and French doors leading onto the driveway. The lounge has a central feature fireplace creating two areas for seating with bay window to the rear aspect overlooking the garden. The main bedroom is set to the side aspect with double aspect windows, fitted wardrobes and access to the en-suite which has been fitted with a walk in shower, wash hand basin, low level W.C. and window to the rear aspect. Bedroom two is set to the front aspect and has a fitted wardrobe and door leading through to the third bedroom which is versatile in its use. There is also the family bathroom which has been fitted with a panel enclosed bath with inset mixer taps and shower point, wash hand basin, low level W.C., heated towel rail and shaver point.

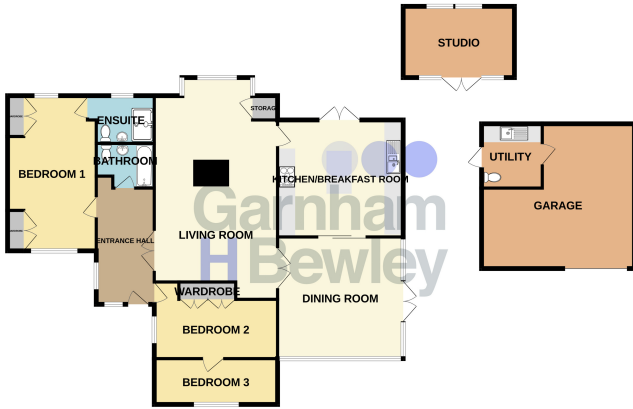
Outside the gardens wrap around the property offering a great deal of privacy and featuring a range of mature trees, hedges, shrubs, plants, flowers and fruit trees. A decking seating area provides the perfect spot to enjoy the lush surroundings and also the ever handy studio which offers a great space for anyone looking to work from home or needs a hobby space. To the front the driveway provides ample parking and leads to the double garage which comes complete with light, power, electric door and also provides the utility which has been fitted with a sink, Miele washing machine, tumble dryer and low level W.C.



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GROUND FLOOR
1882 sq.ft. (174.8 sq.m.) approx.



TOTAL FLOOR AREA: 1882 sq.ft. (174.8 sq.m.) approx.
When every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, sections, areas and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 is made with respect to their operation or efficiency. All measurements are to the face of walls and doors.

Ground Floor Entrance Hall

Kitchen/Breakfast Room
15' 6" x 14' 5" (4.72m x 4.39m)

Dining Room
14' 9" x 14' 7" (4.50m x 4.45m)

Lounge
27' 0" x 15' 2" (8.23m x 4.62m)

Main Bedroom
19' 1" x 10' 11" (5.82m x 3.33m)

En-suite

Bedroom 2
15' 2" x 9' 5" (4.62m x 2.87m)

Bedroom 3
15' 2" x 5' 8" (4.62m x 1.73m)

Family Bathroom

Outside Gardens

Garage
18' 10" x 17' 10" (5.74m x 5.44m)

Utility
7' 11" x 7' 6" (2.41m x 2.29m)

Studio
13' 8" x 8' 9" (4.17m x 2.67m)



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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	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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