

Offers in Excess of:

£500,000

Garnham
H Bewley

3 Barton Crescent, East Grinstead



- Detached Family Home
- Two Reception Rooms
- Separate Kitchen / Breakfast Room
- Downstairs WC
- Integral Garage
- Front & Rear Garden
- Cul-De-Sac Location
- Four Bedrooms

For further information contact Garnham H Bewley:

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



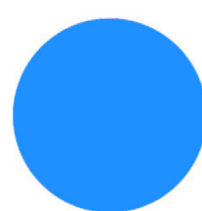
3 Barton Crescent, East Grinstead, West Sussex RH19 4NR

Garnham H Bewley are delighted to offer for sale this four bedroom detached family home located on the popular Herontye development and is within a short walk of Estcots Primary School and Sackville secondary school. The property is also within approx. 0.15 mile of the Forest way ideal for walking, running and dog walking. East Grinstead town centre and mainline station with direct links to London, is approx. 0.3 miles away making this the perfect family home.

The ground floor accommodation consists of entrance hall, downstairs cloakroom, fitted kitchen consisting of a comprehensive range of wall and base level units with area of work surface, one and a half bowl sink/drainers, space for a fridge / freezer, built in oven with four ring hob and cooker hood above and a window to the front aspect. Towards the rear of the property is the spacious lounge which has sliding doors leading out to the rear garden. Also on the ground floor there is the dining room, downstairs W.C and access to the integral garage.

The first floor accommodation consists of a bright and airy landing with a window to the rear aspect. The master bedroom and third bedroom are situated to the front of the property. The second bedroom and fourth bedroom are situated to the rear of the house and over look the rear garden. The master bedroom and bedroom two benefit from fitted wardrobes providing plenty of hanging space and storage. The four bedrooms are complemented by the family bathroom which consists of a panel enclosed bath, low level W.C, wash hand basin and a window to the side aspect.

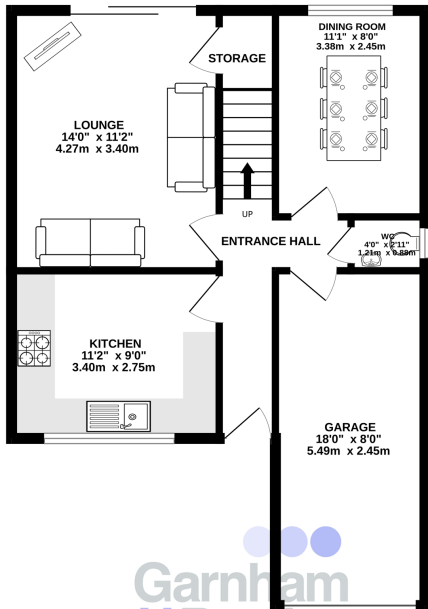
Outside to the front of the property is a driveway for two cars, area of lawn and a garage which has power and light. There is side gate access leading to the rear garden. The rear garden is well established with shrubs and flowerbeds.



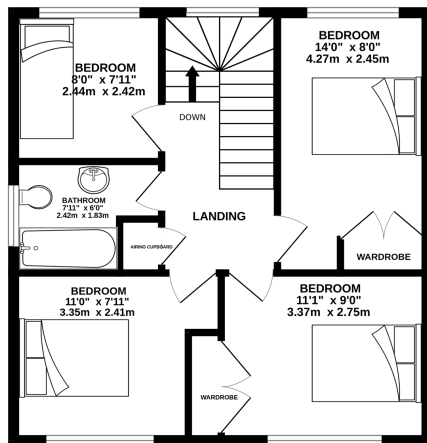
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GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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

Lounge

14' 0" x 11' 2" (4.27m x 3.40m)

Dining Room

11' 1" x 8' 0" (3.38m x 2.44m)

Kitchen

11' 2" x 9' 0" (3.40m x 2.74m)

Downstairs WC

4' 0" x 2' 11" (1.22m x 0.89m)

Garage

18' 0" x 8' 0" (5.49m x 2.44m)

First Floor

Master Bedroom

11' 1" x 9' 0" (3.38m x 2.74m)

Bedroom Two

14' 0" x 8' 0" (4.27m x 2.44m)

Bedroom Three

11' " x 7' 11" (3.40m x 2.74m)

Bedroom Four

8' 0" x 7' 11" (2.44m x 2.41m)

Main Bathroom

7' 11" x 6' 0" (2.41m x 1.83m)

Outside

Front & Rear Garden

Driveway



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NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 2.4 miles

Lingfield Station - 3.8 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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