

Guide Price

£650,000

£625,000

Garnham  
H Bewley

2 Garden Wood Road, East Grinstead



- Impressive Four Bedroomed Home
- Spacious Lounge
- Kitchen / Breakfast Room
- Generous Sized Family Room
- Two Bathrooms
- Parking For 5 Cars
- Garage
- Large Rear Garden

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 2 Garden Wood Road, East Grinstead, West Sussex RH19 1NL

Garnham H Bewley are delighted to offer for sale this beautifully extended four bedroomed detached family home enjoying spacious accommodation, generous size grounds, westerly facing garden, ample off-road parking and garage. The property over the years has been beautifully looked after creating a wonderful home ready to move straight into.

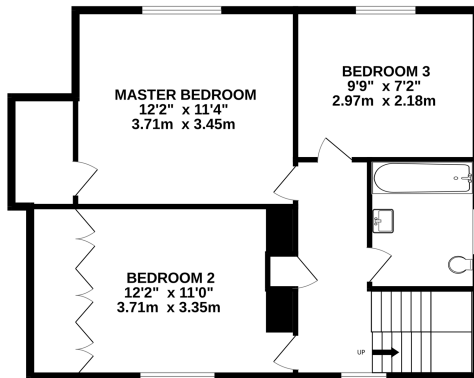
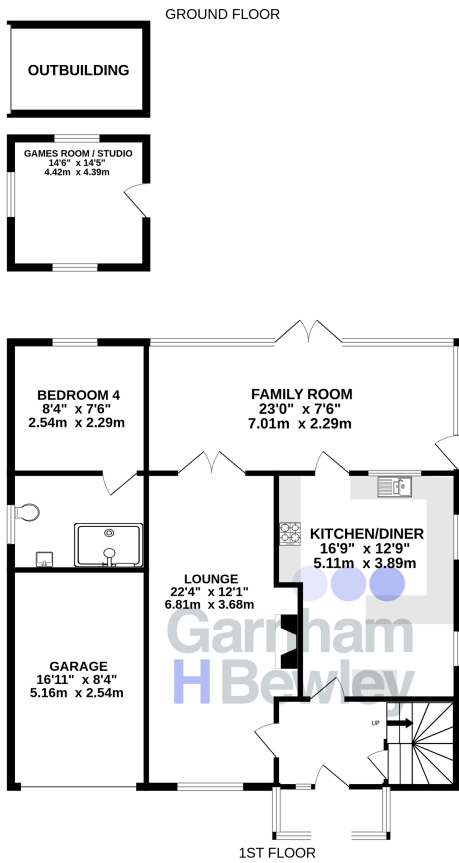
The ground floor accommodation consist of an inviting reception hall with stairs to the first floor landing, under stairs storage and a door to the living room and kitchen / breakfast room. The generous sized lounge enjoys a large window to the front aspect providing plenty of light, feature working fireplace and double doors leading through to the spacious family room which enjoys a wonderful outlook over the attractive rear garden and has French doors opening onto the newly laid patio. The kitchen / breakfast room is fitted in a comprehensive range of wall and base level units with extensive area of work surfaces, built-in double oven, four ring hob with cooker hood over, space for kitchen appliances and American style fridge / freezer with plumbing, glass display unit, double aspect windows providing plenty of light and a door open through to the family room. On the ground floor there is bedroom four which is complimented by a luxurious ensuite fitted with a walk-in shower with impressive jet shower, low level WC, wash hand basin, tiled walls, two heated towel rails and a window to the side aspect. The en-suite also has underfloor heating.

The first floor accommodation consists of the master bedroom which is situated to the front of the property enjoying built-in wardrobes providing plenty of hanging and storage space and a large window to front aspect. Bedroom two is situated to rear of property and has a delightful outlook across the rear garden and has a door leading into a useful storage area. Bedroom three is also situated to the rear of the property and has a delightful outlook. The family bathroom is fitted with a panelled enclosed bath with shower attachment over, low-level WC, wash hand basin with storage under, part tiled walls and a window to the side aspect. Outside, to the front is a brick paved driveway providing parking for five cars and a garage. The rear garden enjoys a beautifully designed patio area with continues down the side of the property providing a wonderful entertaining area. The garden has a westerly aspect with a games room/hobbies area where there is currently a hot tub which would remain. The garden is mainly laid to lawn with well established mature shrubs and flowering plants with several seating areas and a further area to the rear offering peace and Tranquillity. There is lighting and power throughout the garden with a large brick built outbuilding, garden potting shed and plenty of space for all the family to enjoy. The property is located within close proximity of Halsford Park primary School, Imberhome secondary school, The Worth Way, local bus routes and East Grinstead mainline railway station.



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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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## Entrance Hall

### Lounge

22' 4" x 12' 1" (6.81m x 3.68m)

### Kitchen / Breakfast Room

16' 9" x 12' 9" (5.11m x 3.89m)

### Family Room

23' 0" x 7' 6" (7.01m x 2.29m)

### Bedroom 4

8' 4" x 7' 6" (2.54m x 2.29m)

### Shower Room

8' 4" x 5' 5" (2.54m x 1.65m)

## First Floor

### Master Bedroom

12' 2" x 11' 0" (3.71m x 3.35m)

### Bedroom 2

12' 2" x 11' 4" (3.71m x 3.45m)

### Bedroom 3

9' 9" x 7' 2" (2.97m x 2.18m)

### Bathroom

8' 5" x 5' 8" (2.57m x 1.73m)

### Garage

16' 11" x 8' 4" (5.16m x 2.54m)

### Games / Hobbies Room

14' 6" x 14' 5" (4.42m x 4.39m)

### Outbuilding

15' 8" x 9' 3" (4.78m x 2.82m)



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## NEAREST RAILWAY STATIONS

East Grinstead Station

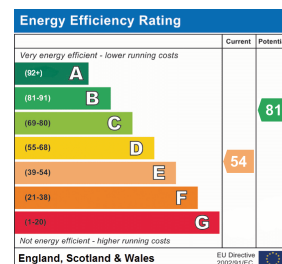
0.6 miles

Dormans Station

2.0 miles

Lingfield Station

3.2 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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