

£500,000

Guide Price

£525,000

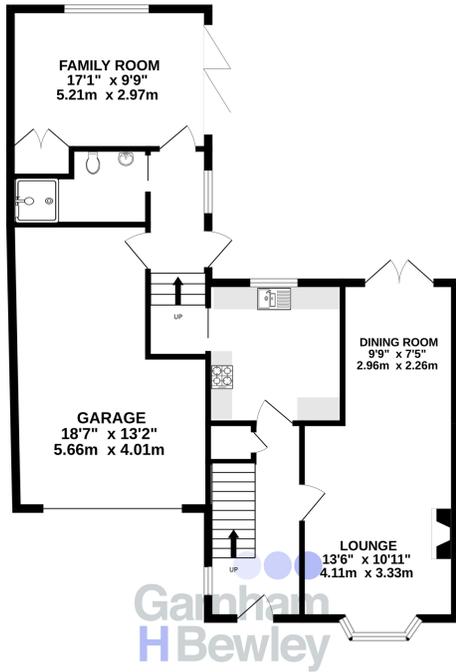
11 The Meads, East Grinstead



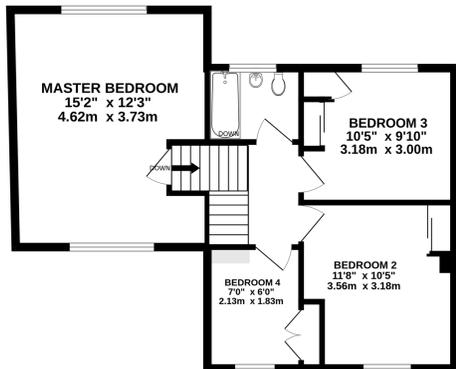
- Four Bedroomed Semi-Detached
- Two / Three Reception Rooms
- Downstairs Shower Room
- Fitted Kitchen
- Family Bathroom
- Ample Driveway Parking
- Good Sized Garage

For further information contact Garnham H Bewley:

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



1ST FLOOR



# Accommodation

## Entrance Hall

### Lounge

13' 6" x 10' 11" (4.11m x 3.33m)

### Dining Area

9' 9" x 7' 5" (2.97m x 2.26m)

### Kitchen

8' 10" x 9' 4" (2.69m x 2.84m)

### Family Room

17' 1" x 9' 9" (5.21m x 2.97m)

### Shower Room

8' 11" x 4' 11" (2.72m x 1.50m)

## First Floor

### Master Bedroom

15' 2" x 12' 3" (4.62m x 3.73m)

### Bedroom 2

10' 5" x 11' 8" (3.17m x 3.56m)

### Bedroom 3

10' 5" x 9' 10" (3.17m x 3.00m)

### Bedroom 4

7' 0" x 6' 0" (2.13m x 1.83m)

### Family Bathroom

### Driveway Parking

### Garage

18' 7" x 13' 2" (5.66m x 4.01m)  
narrowing to 11'3"

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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## 11 The Meads, East Grinstead, West Sussex RH19 4DF

Guide Price £500,000 - £525,000. Garnham H Bewley are delighted to offer for sale for the first time in over 60 years this fabulous and extended four bedroomed semi-detached family home located in a quiet cul-de-sac location within close proximity of the Meads primary school. The property is offered to the market with no onward chain and enjoys spacious accommodation, ample driveway parking and a good sized Garage.

The ground floor accommodation consists of entrance hall with under stair storage, stairs to the first floor landing and a window to the side aspect. The bright and airy lounge enjoys a large bay window to the front aspect providing plenty of light, working fireplace and an opening through to the dining area which has access onto the patio. There is also a serving hatch leading through to the kitchen. The kitchen is fitted in a range of base level units with area of work surfaces, inset 1 1/2 bowl sink / drainer, space for cooker and further kitchen appliances, part tiled walls and a window overlooking the attractive rear garden. The ground floor extension incorporates a wonderful sized family room enjoying a delightful outlook over the garden and has bi-folding doors onto the patio. There is a downstairs shower room with a utility area alongside and this could be adapted into a self-contained area. There is access into the garage from the main house.

The first floor accommodation consists of four bedrooms of which the master bedroom is a wonderful size with plenty of room for bedroom furniture and double aspect windows. Bedroom two and bedroom three are both good sized double rooms and have a benefit of fitted wardrobes. Bedroom four is a single room and also has the luxury of double wardrobes. On the first floor there is a family bathroom fitted with a panelled enclosed bath, low-level WC, wash, hand basin, part tiled walls and a window to the rear aspect.

Outside, to the front of the property is an area of lawn, driveway parking and garage which has an electric up and over door, power and light. The garage is a very good size and has plenty of room for storage and cars. Outside, to the rear the property enjoys a private patio leading down to an area of lawn and is well established with a variety of mature shrubs and flowering plants. The property is within close proximity of The Meads primary school, East Grinstead mainline railway station, post office, local pub/restaurant and recreational ground.

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## NEAREST RAILWAY STATIONS

East Grinstead Station

0.6 miles

Dormans Station

2.7 miles

Lingfield Station

4.0 miles

**East Grinstead**  
**01342 410227**

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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