

Offers in Excess of:

£600,000

Garnham
H Bewley

21 Mindelheim Avenue, East Grinstead



- Beautifully Extended Detached Family Home
- Four Double Bedrooms
- Three Large Reception Rooms
- Family Bathroom, En-Suite & Downstairs WC
- Driveway and Integral Garage
- Westerly-Facing Rear Garden
- Located Close to Excellent Schools
- No Onward Chain

For further information contact Garnham H Bewley:

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



21 Mindelheim Avenue, East Grinstead, West Sussex RH19 3US

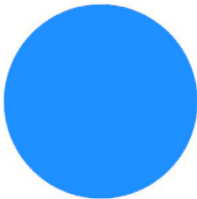
A Spacious and Extended Four Bedroom Detached Family Home Backing onto the Ashplatts Wood. Tucked away on a quiet residential road and backing directly onto the scenic Ashplatts Wood, this beautifully presented four-bedroom detached family home offers generous living space across multiple levels, perfect for modern family life. Conveniently located within close proximity to excellent primary and secondary schools, this versatile property has been thoughtfully extended and offers a wonderful balance of comfort, practicality, and style.

As you enter the home, you are greeted by a welcoming hallway with a convenient downstairs WC at the front of the property. To the right is a spacious living room featuring a gallery-style rear window that overlooks the extended family room below, allowing light to flow through the heart of the home.

Opposite the living room is access to the integral garage, which benefits from power and lighting and is currently part used as a utility space housing a washing machine and tumble dryer. The stylishly fitted kitchen has granite worktops and is fitted with a range cooker, free standing fridge/freezer, integrated dishwasher, and a one and a half sink with drainer. This flows seamlessly into the extended dining room, which enjoys lovely views of the garden through large windows. A few steps down from the dining room lead to a bright and airy family room/home office with double doors opening out to the garden - ideal for work or relaxation. A further short staircase descends to a large double bedroom located on the lower ground floor, complete with built-in storage and a feeling of privacy and tranquility.

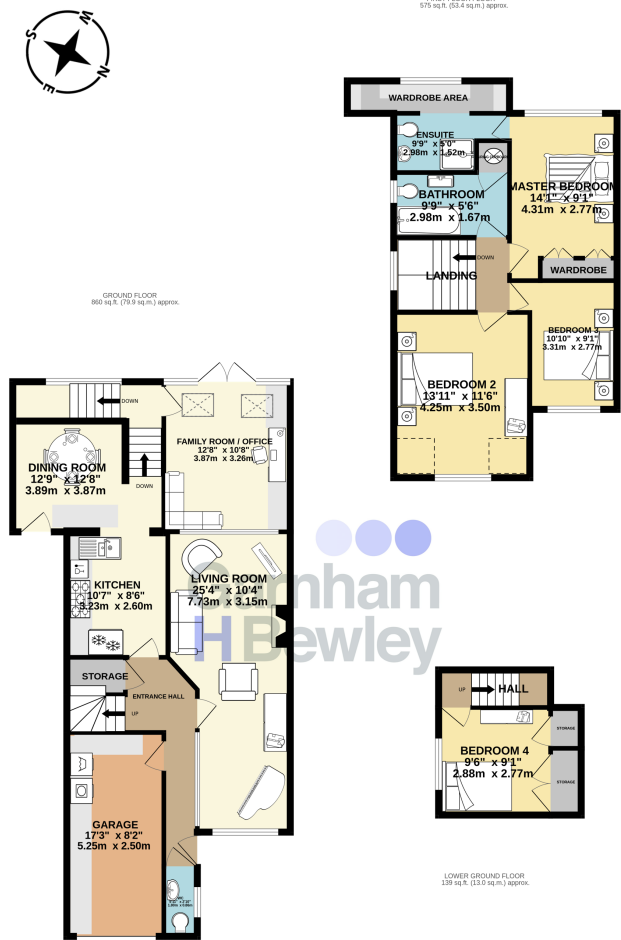
Upstairs, the first floor offers three generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room with a cleverly designed additional wardrobe/dressing area. The remaining two bedrooms are positioned at the front of the house and are serviced by a contemporary family bathroom, featuring a bathtub, WC, hand basin, and airing cupboard housing the hot water cylinder. There is also loft access from the landing, with the loft space being fully boarded for storage.

Externally, the stunning south-westerly facing rear garden wraps around to the side of the property and offers a number of large decked areas - perfect for al fresco dining and entertaining. The garden also has a combined garden room and shed and looks out onto Ashplatts Wood, providing a peaceful and green backdrop to this wonderful home. To the front, there is a blockwork driveway with ample parking for three vehicles.



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Accommodation



21 MINDELHEIM AVENUE - FLOORPLAN

TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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Ground Floor:

Living Room:

10' 4" x 25' 4" (3.15m x 7.72m)

Kitchen:

8' 6" x 10' 7" (2.59m x 3.23m)

Dining Room:

12' 9" x 12' 8" (3.89m x 3.86m)

Family Room / Office:

12' 8" x 10' 8" (3.86m x 3.25m)

WC:

2' 10" x 5' 11" (0.86m x 1.80m)

Integral Garage:

8' 2" x 17' 3" (2.49m x 5.26m)

Lower Ground Floor:

Bedroom Four:

9' 6" x 9' 1" (2.90m x 2.77m)

First Floor:

Master Bedroom:

9' 1" x 14' 1" (2.77m x 4.29m)

Ensuite:

9' 9" x 5' 0" (2.97m x 1.52m)

Wardrobe Area:

9' 9" x 2' 9" (2.97m x 0.84m)

Bedroom Two:

13' 11" x 11' 6" (4.24m x 3.51m)

Bedroom Three:

10' 10" x 9' 1" (3.30m x 2.77m)

Family Bathroom:

9' 9" x 5' 6" (2.97m x 1.68m)



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Nearest Stations:

East Grinstead Station (1.1 miles)

Dormans Station (1.9 miles)

Lingfield Station (3.3 miles)

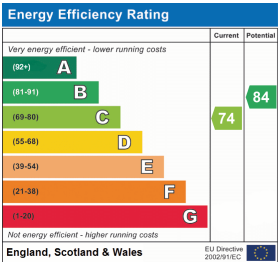
Nearest Schools:

Sackville School - Ofsted: Good (0.4 miles)

Estcots Primary School - Ofsted: Good (0.4 miles)

Blackwell Primary School - Ofsted: Good (0.7 miles)

Brambletye School - Independent School (1.4 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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