

Guide Price  
£460,000

£450,000

Garnham  
H Bewley

9 Mason Close, East Grinstead



- Three Bedroomed Detached Home
- Downstairs Cloakroom
- Spacious Lounge & Dining Room
- Fitted Kitchen
- Conservatory
- Family Bathroom
- Private Rear Garden
- No Onward Chain

For further information contact Garnham H Bewley:

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



## 9 Mason Close, East Grinstead, West Sussex RH19 3RR

Guide Price £450,000 - £460,000. Garnham H Bewley are delighted to offer for sale this spacious three bedroomed detached family home situated in a quiet cul-de-sac location conveniently located for East Grinstead town centre and East Grinstead mainline railway station. The property benefits from a spacious lounge / dining room, bright and airy conservatory, private garden, driveway and garage. The property is within close proximity for popular primary and secondary schools.

The ground floor accommodation consist of an inviting entrance hall with wood flooring which continues through to the cloakroom, lounge and dining area. The spacious lounge / dining room is situated to the rear of the property and enjoys two windows to the rear aspect providing plenty of light, sliding doors onto the conservatory, under stairs cupboard and an opening to the kitchen. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surfaces, built-in double oven, four ring hob with stainless steel chimney extractor hood, sink drainer with mixer tap, integrated dishwasher, space for fridge / freezer and a window to the front aspect. There is a conservatory to rear of the property enjoying an outlook over the rear garden.

The first floor accommodation consist of three bedrooms of which the master bedroom and bedroom two have the benefit of built in wardrobes. The three bedrooms are complimented by the family bathroom fitted in a white suite with a panelled enclosed bathroom with shower over, wash hand basin, low level W.C, tiled walls and a window to the front aspect.

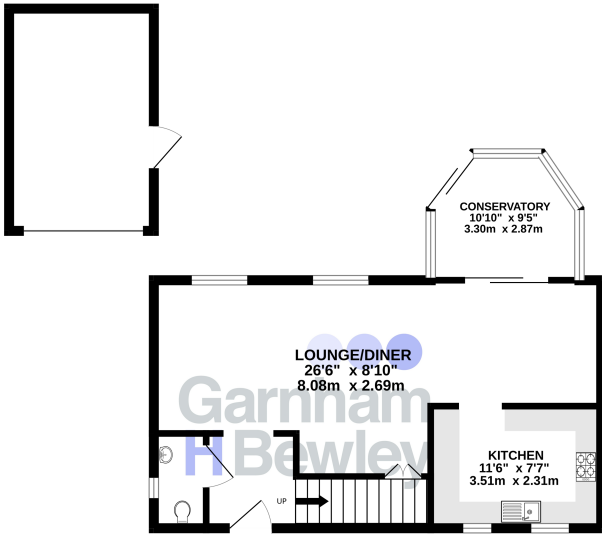
Outside, to the front is mainly laid to lawn with driveway parking and detached garage with electric up and over door and a separate pedestrian door access to the garden. The rear garden enjoys a patio area and is mainly laid to lawn and is enclosed by wooden fencing. There is also the benefit of a side gate. The property is offered to the market with no onward chain.



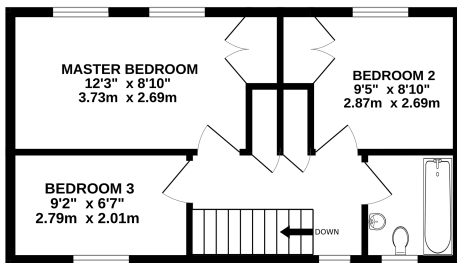
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# Accommodation

GROUND FLOOR



1ST FLOOR



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

Entrance Hall

Downstairs Cloakroom

Lounge / Dining Room  
8' 10" x 26' 6" (2.69m x 8.08m)

Kitchen  
11' 6" x 7' 7" (3.51m x 2.31m)

First Floor

Master Bedroom  
12' 3" x 8' 10" (3.73m x 2.69m)

Bedroom 2  
9' 5" x 8' 10" (2.87m x 2.69m)

Bedroom 3  
9' 2" x 6' 7" (2.79m x 2.01m)

Family Bathroom

Garage



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#### NEAREST STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 1.8 miles

Lingfield Station - 3.2 miles

#### NEAREST SCHOOLS

St Mary's CofE Primary School, East Grinstead - 0.3 miles

Blackwell Primary School - 0.4 miles

Baldwins Hill Primary School, East Grinstead - 0.6 miles

The Meads Primary School - 0.9 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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