

£398,000

20 The Glades, East Grinstead



- End Of Terrace Family Home
- Three Bedrooms
- Spacious Lounge / Living Area
- Kitchen / Diner
- Added Utility Room
- Four Piece Family Bathroom
- Garage & Driveway
- Quiet & Sought After Cul-De-

For further information contact Garnham H Bewley:

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



20 The Glades, East Grinstead, West Sussex RH19 3XW

Garnham H Bewley are delighted to present to the market this beautifully presented and extended three bedroom end of terrace family home. Offered to the market in excellent condition throughout this property comprises three bedrooms, a four piece family bathroom, spacious lounge/living area, modern fitted kitchen/dining room, added utility area, garage and driveway parking.

On the ground floor there is a welcoming entrance hallway where there is access through to the main lounge and also where there are stairs leading up the first floor. The main lounge / living area is a fantastic size with a window to the front and side aspect creating a bright and airy room. The lounge leads through to the modern kitchen/dining area which is located towards the rear of the property. The kitchen itself is fitted with a range of wall and base level units creating ample work surface /storage and also a large window facing the rear aspect. The kitchen conveniently leads through to the added utility room which provides space for additional appliances and also allows access out to the rear garden.

On the first floor there are two bedrooms and a four piece family bathroom. The main family bathroom offers a double walk-in shower, panel enclosed bath, low-level WC, wash hand basin, heated towel rail and a privacy style window towards the rear aspect.

The property itself is undergone a beautifully designed loft conversion creating a master bedroom which benefits from its own separate WC and a generous selection of built-in wardrobes.

Outside. this family home enjoys a generous patio area which leads to a section of Astroturf with the second patio area located towards the rear of the garden. Located towards the side of the property is the garage and driveway parking with the garage itself offering a side door leading straight into the rear garden. The property is located within a very popular and quiet cul-de-sac and is situated within close proximity to local primary and secondary schools, main town centre and mainline train station.



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Accommodation

Ground Floor

Entrance Hallway

Lounge / Living Area

18' 11" x 12' 0" (5.77m x 3.66m)

Kitchen / Diner

12' 0" x 8' 11" (3.66m x 2.72m)

Utility Room

6' 0" x 5' 0" (1.83m x 1.52m)

First Floor

Bedroom

13' 0" x 7' 0" (3.96m x 2.13m)

Bedroom

14' 0" x 6' 0" (4.27m x 1.83m)

Bathroom

10' 0" x 6' 0" (3.05m x 1.83m)

Second Floor

Master Bedroom

17' 0" x 12' 0" (5.18m x 3.66m)

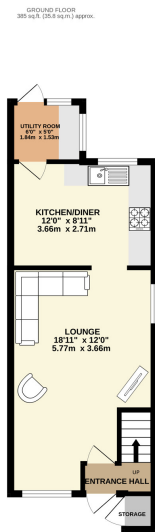
WC

6' 2" x 2' 10" (1.88m x 0.86m)

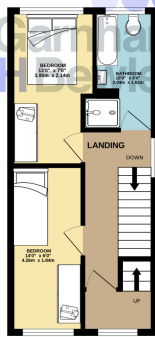
Outside

Rear Garden

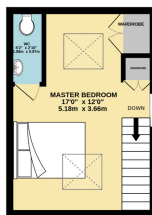
Garage & Driveway



1ST FLOOR
305 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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NEAREST STATIONS

East Grinstead Station - 1.2 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.6 miles

NEAREST SCHOOLS

Sackville Secondary School - 0.3 miles

Estcots Primary School - 0.4 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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