

Guide Price
£725,000

£700,000

Garnham
H Bewley

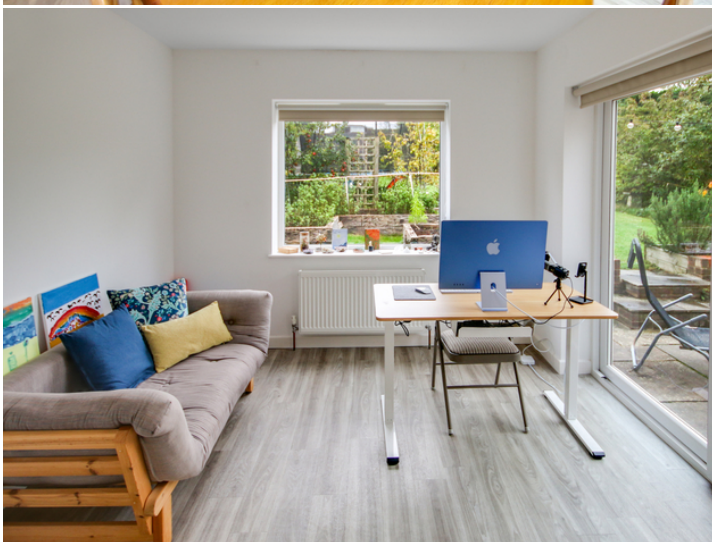
1 Fairlawn Drive, East Grinstead



- Stunning Family Home
- Four / Five Bedrooms
- Spacious Open Plan Living
- Kitchen / Diner
- Utility and Downstairs Cloakroom
- Family Bathroom and Shower Room
- Driveway & Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



1 Fairlawn Drive, East Grinstead, West Sussex RH19 1NR

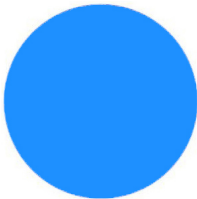
Spacious Four / five Bedroomed Family Home in Sought-After Location. Located on the ever-popular Imberhorne estate this generously proportioned four / five bedroomed family home offers versatile living space and is ideally situated within easy reach of both primary and secondary schools, as well as excellent transport links including East Grinstead railway station with direct routes to London terminals.

The ground floor is bright and welcoming, offering a modern, open-plan layout ideal for family life and entertaining. The contemporary kitchen is fitted with a range of wall and base units, ample worktop space, and integrated appliances. It opens into a spacious living area filled with natural light from the large front window and rear sliding doors, which lead onto a private patio – perfect for indoor-outdoor living. Additional ground floor features include a useful utility room, downstairs cloakroom, and a versatile family room / bedroom 5 that overlooks the rear garden – also ideal as a home office, playroom, or creative space. There is also direct internal access to the garage.

Upstairs, the property boasts four well-sized bedrooms. Bedroom one, two, and three benefit from built-in wardrobes, offering excellent storage solutions. The home features two beautifully presented family bathrooms – one with a panelled bath, vanity unit, and low-level WC; the other offering a walk-in shower, twin sinks, and a separate WC.

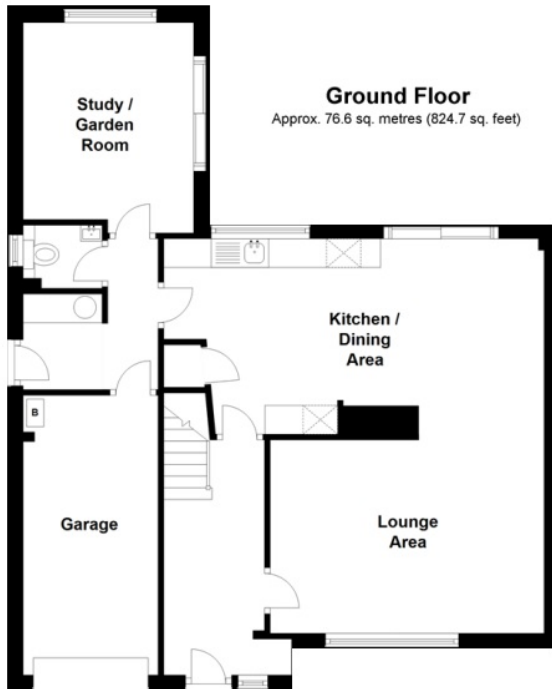
Outside, the property enjoys a generously sized rear garden, mainly laid to lawn with a large patio area, providing plenty of space for family relaxation and entertaining. To the front, a substantial brick-block driveway provides ample off-street parking and access to the garage.

This property combines comfort, convenience, and space, making it an ideal choice for growing families.



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Accommodation



Entrance Hall

Downstairs Cloakroom

Kitchen/ Diner

21' 8" x 9' 6" (6.60m x 2.90m)

Utility

Living Area

15' 6" x 10' 9" (4.72m x 3.28m)

Family Room/ Bedroom 5

11' 0" x 9' 6" (3.35m x 2.90m)

First Floor

Master Bedroom

13' 2" x 10' 9" (4.01m x 3.28m)

Dressing Area

Bedroom 2

10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom 3

10' 1" x 9' 6" (3.07m x 2.90m)

Bedroom 4

12' 7" x 9' 6" (3.84m x 2.90m)

Family Bathroom

Family Shower Room

Garage



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.7 miles

Dormans Station

2.3 miles

Lingfield Station

3.5 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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