

£410,000

£390,000

Garnham
H Bewley

12 Vicarage Walk, East Grinstead



- Fabulous Family Home
- Four Bedrooms
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- En-suite To Master Bedroom
- Rear Garden
- Close To Town Centre
- No Onward Chain

For further information contact Garnham H Bewley:

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



12 Vicarage Walk, East Grinstead RH19 3AB

Guide Price £390,000 - £410,000. Garnham H Bewley are delighted to offer for sale this fabulous bright and airy four bedroomed family home offering spacious accommodation throughout, two bathrooms, a southerly aspect garden and close proximity to East Grinstead Town Centre.

The ground floor accommodation consists of entrance hall with a well-appointed downstairs W.C, fully fitted kitchen/breakfast room comprising of a comprehensive range of wall and base level units with area of work surface with matching upstands, inset sink/drainers, integrated appliances, including built in oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer, space for a table and chairs and inset ceiling lighting. The generous sized lounge is set to the rear of the property and enjoys a southerly aspect with a large under stair storage cupboard, wood flooring and French doors onto the garden.

The first floor accommodation consists of the landing with a larger than average airing cupboard providing plenty of storage and hanging space. Off the landing is bedroom two and bedroom three which are a good size with plenty of storage and hanging space in the built-in double wardrobes. Bedroom four/study is situated to the front of the property. The three bedrooms on the first floor are complemented by the family bathroom fitted in a white suite with a panel enclosed bath with shower above with oversized shower head, glass shower screen, low level W.C., wash hand basin, shaver point, part tiled walls and a window to the rear aspect. The second floor has a delightful master bedroom which benefits from a beautifully finished en-suite shower room and great walk-in eave storage.

Outside to the rear there is a garden with an area of decking, area of lawn and gate access to the rear. The property is superbly located within the catchment area for excellent Primary and Secondary Schools including Sackville Secondary School and Estcots Primary School. The property is located approximately 0.3 miles from East Grinstead mainline railway station to London Victoria.

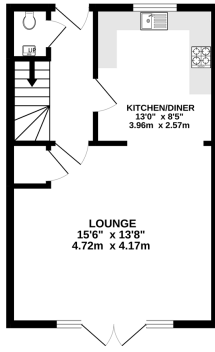


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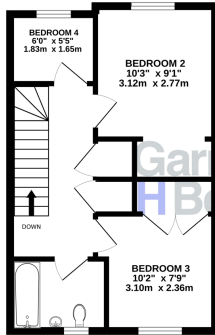
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Accommodation

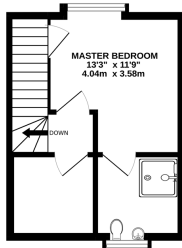
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Entrance Hall

Downstairs W.C.

Kitchen/Diner

13' 0" x 8' 5" (3.96m x 2.57m)

Lounge

13' 8" x 15' 6" (4.17m x 4.72m)

First Floor

Bedroom 2

10' 3" x 9' 1" (3.12m x 2.77m)

Bedroom 3

10' 2" x 7' 9" (3.10m x 2.36m)

Bedroom 4

6' 0" x 5' 5" (1.83m x 1.65m)

Family Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Second Floor

Master Bedroom

13' 3" x 11' 9" (4.04m x 3.58m)

En-suite

8' 8" x 7' 2" (2.64m x 2.18m)

Rear Garden

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 RAILWAY STATIONS

East Grinstead Station

0.5 miles

Dormans Station

2.1 miles

Lingfield Station

3.5 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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