Garnham H Bewley

OIEO

£435,000

43 Woodbury Avenue, East Grinstead

- Three Double Bedrooms
- Lounge/Diner
- Family Room/Study
- Family Bathroom
- Downstairs Cloakroom
- Rear Garden
- Driveway with EV Charger
- No Onward Chain

For further information contact Garnham H Bewley:
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43 Woodbury Avenue, East Grinstead, West Sussex RH19 3NY

Garnham H Bewley are pleased to present to the market this charming Three-Bedroom Mock-Georgian Terraced Home in a Sought-After Location - Nestled in the highly desirable Worsted Farm estate, this three-bedroom home offers a perfect blend of modern living and classic charm. Situated within easy reach of excellent primary and secondary schools, the bustling East Grinstead high street, with scenic walks including the Forest Way bridle path, this property is ideal for those seeking convenience and tranquility.

The property welcomes you into an extended porch, providing ample space for coats and shoes with built-in storage. It also has a conveniently located downstairs cloakroom with w/c. A glazed door leads into the spacious lounge/diner, which has been tastefully modernised to create a light, welcoming space. French doors open out to the rear garden, offering a seamless connection to outdoor living. Adjacent to the lounge is a large family room / study, beautifully presented with a feature bay window that floods the room with natural light. The family room / study also benefits from space for ample storage under the stairwell, making it a highly functional area. At the rear of the house is the thoughtfully designed kitchen, featuring sleek finishes. It comes complete with integrated fridge, freezer, cooker hood and dishwasher, and is additionally equipped with a gas cooker, washing machine and newly fitted gas boiler.

The first floor is home to three generously sized double bedrooms. The master bedroom, located at the front of the house, boasts double-fronted windows and fitted wardrobe. The other two double bedrooms, one to the front and one to the rear of the property, both offer spacious accommodation. The family bathroom is well-appointed and in excellent condition, featuring a panel-enclosed bathtub with shower screen, electric power shower, heated towel rail, hand basin, and WC.

The west-facing rear garden is a delightful space, offering a patio area perfect for alfresco dining, together with a mix of lawn and flower beds. A summer house with its own verandah provides additional useful space. There is rear access to the garden for added convenience. To the front, the property is set back from the road with a double paved driveway with space for two cars and benefits from an EV charger.

This immaculate family home is ideally located in the ever-popular Worsted Farm estate, offering both space and style in abundance. With its modern interiors, ample storage, and a beautiful rear garden, this property is not to be missed. Early viewing is highly recommended to avoid disappointment.

Welcome Home

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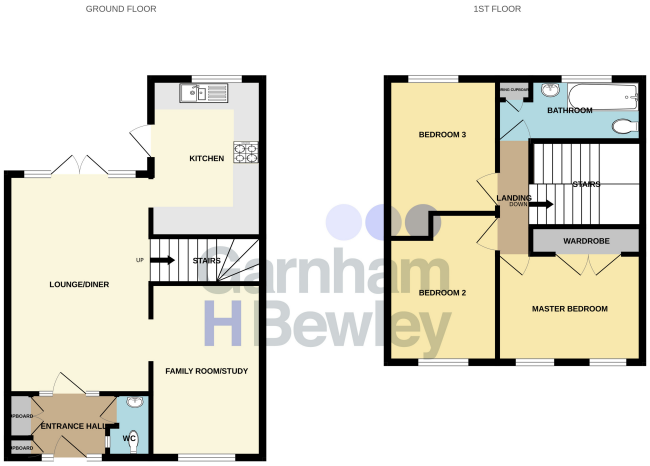
Accommodation



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
Entrance hall

Downstairs W.C.

Lounge/Diner
17' 10" x 11' 2" (5.44m x 3.40m)

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

Family Room/Study
15' 8" x 7' 10" (4.78m x 2.39m)

First Floor
Landing

Main Bedroom
10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom 2
13' 10" x 8' 11" (4.22m x 2.72m)

Bedroom 3
10' 4" x 8' 10" (3.15m x 2.69m)

Family Bathroom

Outside
Garden

Driveway

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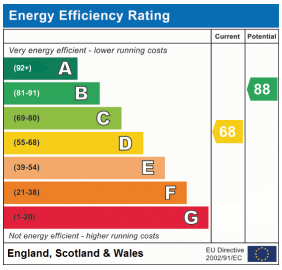

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold 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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