



£795,000 to £815,000 Guide Price

The Rise, East Grinstead, RH19

4 3 3

mayhews



A detached, half tile hung, family home situated in a tucked away position only a short walk from East Grinstead town centre. Viewing highly advised!

Property description

Offered to the market with a price guide of £795,000 to £815,000. Mayhew Estates are delighted to offer for sale this generously sized, detached family home which is within easy walking distance of Sackville School and East Grinstead town centre. An early viewing is highly recommended in order to appreciate this handsome half tile hung property as well as the generous accommodation throughout.

Entering the property you are immediately met by a large entrance hallway which provides access to the downstairs accommodation and stairs rising to the first floor. Immediately to your left is the sitting room which has been beautifully decorated, includes a bay window with views to the front aspect and French doors leading out to the rear garden. The kitchen/diner is located to the rear of the property and includes a range of eye and base level units, built in microwave, dishwasher, fridge and freezer. From the kitchen there is a door leading out to the rear garden and an internal door leading to the separate utility room, which also has a door leading outside to the rear garden as well as a door leading into the garage. There is a dining room which is currently being used as a music/playroom, a separate study and downstairs cloakroom.

Rising to the first floor you are met with the master bedroom which benefits from built in wardrobes and its own ensuite shower facility. There are three further well-proportioned bedrooms with another benefitting from its own ensuite shower facility and the others being complemented by a family bathroom.

Outside

Parking is provided to the front of the property via driveway leading to a single garage. There is side access leading to the rear garden which is predominantly laid to lawn with a range of shrub and borders and large patio seating area.

EPC = C

Key features

- Detached house
- Four bedrooms
- Family bathroom
- Two ensuites
- Sitting room
- Dining room
- Study
- Kitchen/diner
- Utility room
- Downstairs cloakroom
- Garage
- Driveway parking
- Rear garden





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not listed and no guarantee as to their operation or efficiency can be given.
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IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

Mayhews Estates
117 London Rd
East Grinstead, West Sussex, RH19 1EQ
t 01342 316 444
e eastgrinstead@mayhewestates.co.uk

mayhewestates.co.uk

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