



Tennyson Rise
East Grinstead, West Sussex, RH19
To arrange a viewing or valuation call 01342 316 444

www.mayhewestates.co.uk



Mayhews

An attractive half tile-hung semi-detached house situated in a popular cul-de-sac on the ever-popular Gardenwood estate in East Grinstead!

Bullet points

- **Extended semi-detached house**
- **Four well-proportioned bedrooms**
- **Family bathroom**
- **Large living room**
- **Dining room**
- **Well-appointed kitchen**
- **Conservatory**
- **Utility/WC**
- **Integral garage with driveway parking**
- **Landscaped rear garden**
- **Cul-de-sac location**

Description

Offered to the market with a price guide of £480,000 to £500,000. Mayhew Estates are delighted to offer for sale this extended half tile-hung semi-detached house that is situated within a popular cul-de-sac on the Gardenwood estate in East Grinstead. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the overall condition throughout as well as the exceptional location.

Entering the property, you are immediately met by an entrance porch that leads into the property's hallway where you can access the downstairs accommodation and there are stairs rising to the first floor. Located to your left, enjoying a dual aspect, is the large and tastefully presented living room that also provides direct access into the conservatory through patio sliding doors. Located at the rear of the property is the well-appointed kitchen that benefits from a range of eye and base level units, worksurface space, integrated oven, gas hob, fridge, freezer and dishwasher. Completing the downstairs accommodation there is a spacious dining room, utility with WC and single garage.

Rising to the first floor you are met by four well-proportioned bedrooms that are all complemented by a family bathroom.

Room Dimensions

Living Room 23'2" x 12' (7.06m x 3.66m)
Kitchen 10'1" x 9'4" (3.07m x 2.84m)
Dining Room 10' x 8'9" (3.05m x 2.67m)
Conservatory 7'4" x 7'4" (2.24m x 2.24m)
Bedroom 1 17'8" x 12' (5.38m x 3.66m)
Bedroom 2 11'1" x 10'4" (3.38m x 3.15m)
Bedroom 3 10'8" x 7'8" (3.25m x 2.34m)
Bedroom 4 11'8" x 7'7" (3.56m x 2.3m)
Bathroom 6'3" x 6' (1.9m x 1.83m)

Outside

Parking is provided to the front of the property via driveway leading to a single garage. The westerly-facing rear garden offers a good degree of privacy from neighbouring homes and has been landscaped by the current owners to create an outstanding entertaining area laid to patio. There are steps rising to the upper section of the rear garden which is predominantly laid to lawn and the rear garden as a whole benefits from a wide range of shrubs and herbaceous borders.

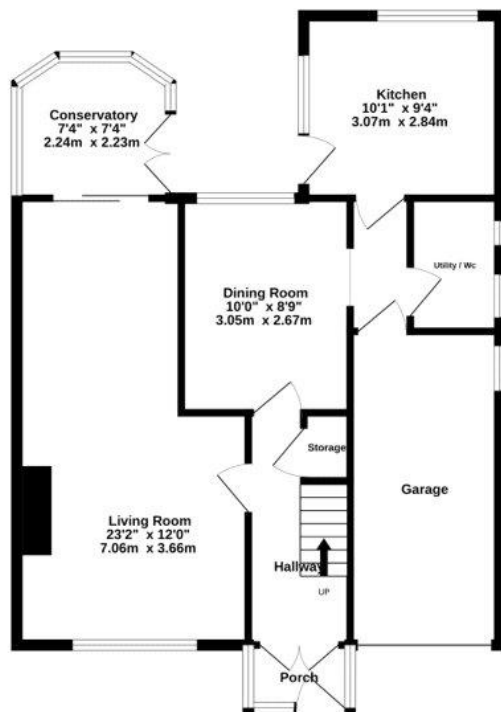
Viewing

Strictly by appointment with Mayhew Estates
01342 316 444

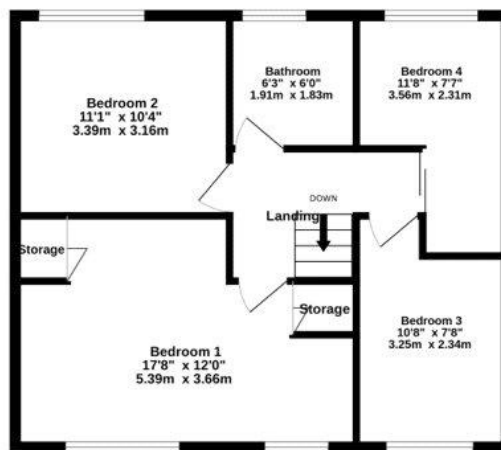
Guide Price
£480,000 to £500,000



Ground floor
741 sq.ft. (68.8 sq.m.) approx.



1st floor
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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Important Notice

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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