



Offers in excess of £700,000

Sandy Lane, East Grinstead, RH19

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mayhews



A detached Scandia-Hus bungalow situated on one of East Grinstead's most sought-after roads!

Property description

Mayhew Estates are delighted to offer for sale this exceptional detached bungalow built by Scandia-Hus that is situated conveniently to East Grinstead train station and town centre. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the property's well-proportioned accommodation throughout as well as the sought-after location being tucked away on the ever-popular Sandy Lane in East Grinstead.

Entering the property, you are immediately met by a spacious entrance hallway where there are double doors opening to the generously sized lounge which is tastefully presented, boasts a wood burner and enjoys a dual aspect creating an extremely light and airy room. The kitchen/breakfast room has been updated by the current owners and benefits from a range of eye and base level units, worksurface space, integrated appliances and breakfast bar. Located off the kitchen there is an adjoining utility room with further sink, storage and door leading outside.

There are three well-proportioned bedrooms all benefiting from built-in wardrobes/storage with the master bedroom being the most generous of doubles. Bedroom two is complemented by its own ensuite shower facility and there is a tasteful family bathroom. Completing the accommodation there is a further room that is accessed prior to the master bedroom that due to its versatility could be a perfect dressing room, dining room or study, perfect for the remote or hybrid worker.

The property also benefits from a recently fitted gas central heating system and is fully triple glazed throughout.

Outside

Parking is provided to the front of the property via driveway for multiple vehicles. There is an impressive and large front garden that is predominantly laid to lawn with a range of shrubs and plants, and large patio area perfect for outside dining and entertaining. There is a courtyard style rear garden laid to patio with a workshop that benefits from power, lighting, water and WC. Previously used as a home office it could also be used as a hobby room or gym.

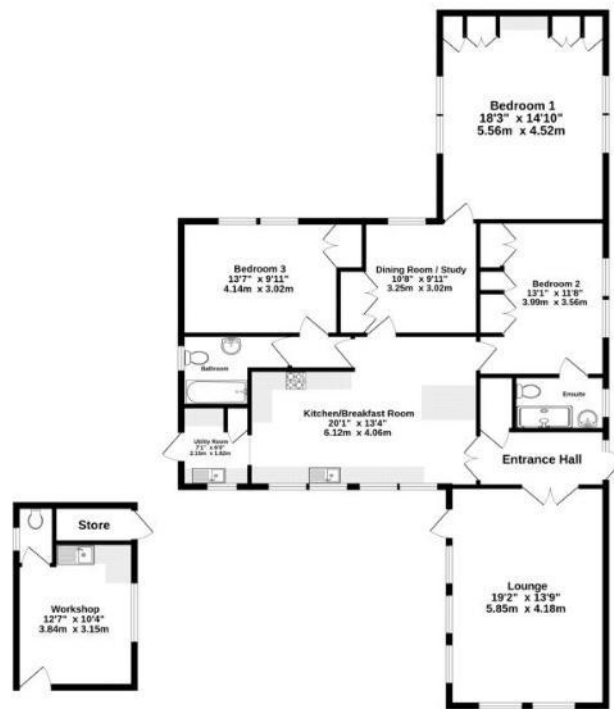
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Key features

- Detached Scania-Hus bungalow
- Three double bedrooms
- Generous lounge
- Modern bathroom and ensuite shower room
- Well-appointed kitchen/breakfast room
- Utility room
- Driveway parking for multiple vehicles
- Sought-after location conveniently located for East Grinstead town centre and train station



Ground floor
1554 sq.ft. (144.4 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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 have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Metreplan 12/2016



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.

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