



£625,000 to £675,000 Guide Price

Normandy Close, East Grinstead, RH19

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A most generous, detached 4/5 double bedroom family home with spacious accommodation, private garden, detached studio room situated in a pleasant and well located cul-de-sac.

Property description

Offered to the market with a price guide of £625,000 to £675,000. An extended and improved four double bedroom, detached family home located in a quiet residential cul-de-sac which is only a few minutes walk to East Grinstead town centre. The property offers versatile, spacious accommodation totalling approximately 1.725sqft and benefits from driveway parking and an insulated home office/studio.

The accommodation in brief comprises, entrance porch, entrance hall leading to a dining room with plenty of space for a dining table and chairs, utility room with a range of wall and base level units. Separate store room which has planning permission to be converted into a large kitchen/breakfast room. The light and airy kitchen/breakfast room has a range of wall and base level units, range oven, 4 ring gas hob, space for other appliances and back door access to the garden. The impressive rear facing 23ft living room has an electric fireplace and French doors to the rear garden. There is a further separate ground floor room which could be a 5th bedroom or study and looks out over the rear garden.

The first floor consists of a spacious landing with two storage cupboards and loft ladder access to the partially boarded loft. The master bedroom is ensuite with a shower room which has a WC and wash hand basin. Bedroom 2 is also ensuite with a shower room with a WC and wash hand basin. There are 2 further double bedrooms complemented by a family bathroom with a WC, wash hand basin, heated towel rail and bath with overhead shower.

Outside

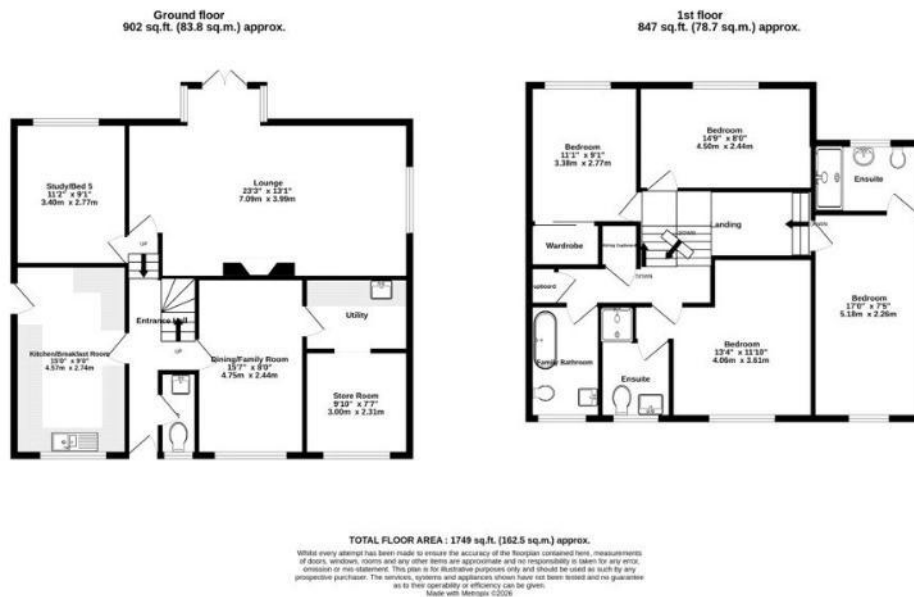
Outside the property benefits from driveway parking for 2/3 vehicles. Gated side access leads to the rear garden which is mainly laid to artificial lawn, with a patio seating area adjoining the rear of the property. A variety of mature trees and shrubs provide seclusion and privacy to the rear garden. There is a detached, insulated garden room which has been fitted with power and lighting and could offer a variety of uses such as a gym, home office or studio.

EPC = To be confirmed

Key features

- Detached family home.
- Four double bedrooms
- 2 ensuite shower rooms
- Bathroom, WC & Utility room
- Short walk to town centre, schools and mainline station.
- Fabulous, insulated Studio room
- Driveway parking
- No onward chain.





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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