



£650,000 to £700,000 Guide Price

London Road, East Grinstead, RH19

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mayhews



A substantial detached family home with three/four bedrooms, fabulous kitchen/breakfast room and private rear garden with lawn and 30ft swimming pool.

Property description

Offered to the market with a price guide of £650,000 to £700,000. Mayhew Estates are delighted to offer for sale this substantial detached family home situated conveniently for access to nearby schools and local amenities.

Accommodation comprises, entrance hall with stairs rising to the first floor and doors to rooms. The lounge is a generous front aspect room opening on to an adjoining dining room which has doors leading to the rear garden. There is access to an additional reception room or perhaps fourth bedroom. The kitchen/breakfast room has been refitted and comprises a modern contemporary range of units at eye and base level, plenty of roll top worksurface and a range style oven. Bifold doors lead to the rear garden and help to bring an outside-in feel to the kitchen. Additionally on the ground floor is a separate utility room and cloakroom with WC.

On the first floor, there are three double bedrooms complemented by a refitted family bathroom.

Outside

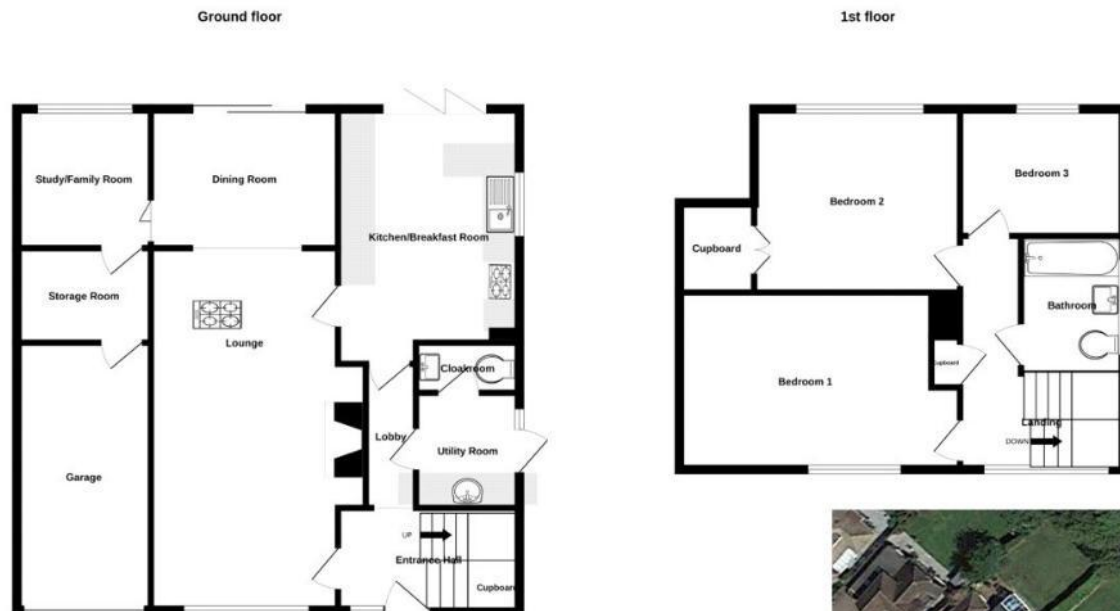
The rear garden is a real feature of the property offering an excellent degree of privacy. There is a paved seating area leading to the remainder of the garden which is then predominantly laid to lawn. There is a 30ft heated swimming pool. At the front of the property there is driveway parking for approximately four cars leading to a single integral garage. The garage features power and lighting and a door to a useful storeroom behind.

EPC = F

Key features

- Detached house
- Three/four bedrooms
- Lounge
- Dining room
- Refitted kitchen/breakfast room
- Utility and cloakroom
- Private rear garden with 30ft pool
- Offroad parking for approximately four cars
- Single garage





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 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 as to their operability 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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