



GREENAWAY
RESIDENTIAL



4 Bedrooms

Four Bedroom Detached House | 4 Reception Rooms | Maintained Gardens
| Multiple Parking Spaces | Two Family Bathrooms | Integrated Designed
Kitchen | Utility Area | Double Glazed |

**London Road, Felbridge,
East Grinstead, West
Sussex, RH19 2QZ**

Monthly Rent:

£4,000

EPC Rating: D



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Directions

From our office in London Road, proceed in a north-westerly direction passing over the small roundabout onto Beeching Way. Follow the road and merge into the right hand lane and follow the road round to the right, pass the petrol station and merge into the left hand lane, then follow the road round to the left which is then London Road. At the roundabout, take the first exit and stay on London Road (A22) for 2.6 miles, passing through the traffic lights. indicate right at the sign saying Wards Farm and it is the first gated property on the right hand side.

Council Tax Band - G

Tenure – Freehold

Viewing - By appointment through Greenaway Residential



For additional information and full photo gallery please visit www.greenawayresidential.com



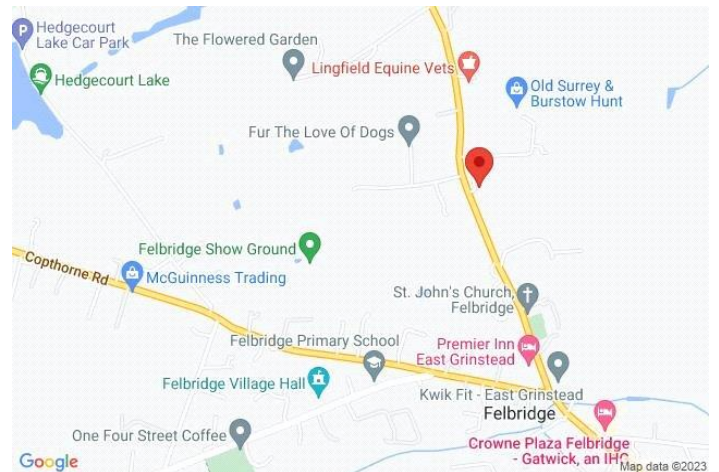
Greenaway Residential Lettings Agents are delighted to welcome this four bedroom, stone built cottage to the lettings market. The property benefits from a gated driveway, housing parking for approximately six cars, with manicured hedgerows and outhouses for storage. Decorative Wisteria adds to the curb appeal. The property lies within easy reach by car of M23 & M25 as well as the neighbouring towns of East Grinstead, Oxted and Crawley. There are several schools for all ages within a 3 mile radius, making this an ideal property for families or people looking for some extra space. The property has been fully renovated throughout with some outstanding features.



The ground floor consists of a spacious lounge, oversized snug/games room, dining room, office, WC, Utility room and kitchen/breakfast room. The kitchen comprises of a range of base and eye level units with workspace over, dishwasher, fridge/freezer, five-ring gas burner hob, extractor, double oven, breakfast bar island and space for dining table overlooking the patio doors leading to the rear garden. All four of the reception rooms have a feature fireplace. Upstairs are all four of the double bedrooms, the largest of which benefitting from a separate dressing room. The family bathroom comprises of a newly fitted suite with ornate bathtub with shower attachments, pedestal handwash basin, low level WC, heated towel rail and mirror. Bathroom two comprises of a free standing shower cubicle, handwash basin, low level WC and heated towel rail. The garden is a split of lawn and patio with further storage units, range of shrubbery and built in trampoline.



A viewing of this property is highly recommended to appreciate the size, lay out and standard. Please call one of our experienced lettings team to arrange an appointment on 01342 777 977.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Lounge – 20'4" x 13'1" (6.20 x 4.00m)
Kitchen – 14'9" x 21'8" (4.51 x 6.61m)
Office – 11'2" x 14'2" (3.41 x 4.34m)
Master Bedroom – 12'1" x 13'1" (3.68 x 4.22m)
Bedroom 2 – 16'2" x 10'10" (4.95 x 3.32m)
Bedroom 3 – 9'11" x 10'8" (3.02 x 3.27m)
Bedroom 4 – 15'1" x 10'10" (4.61 x 3.31m)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract