



## Eden Gardens, Felbridge

Offers in Region of **£750,000**

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# Eden Gardens

## Felbridge, East Grinstead

A beautifully presented and modern, four bedroom detached family home situated in a sought after private cul-de-sac within the ever popular village of Felbridge. This property was only built in 2017 by Shanly Homes and offers versatile and contemporary living space throughout totalling nearly 1835sq ft.

The accommodation briefly comprises: storm porch; entrance hall with two storage cupboards; sitting room with feature bay window to the front aspect; downstairs WC with Sottini sanitaryware and Minoli tiled flooring; utility room with base units and worksurfaces over, space for washing machine and tumble dryer, Minoli tiled flooring plus a door to the side; dual aspect and open plan kitchen/dining/family room with a range of soft close wall and base units, integrated Siemens and Zanussi appliances, stone work surfaces, induction hob, Minoli tiled flooring and bi-fold doors leading to the rear garden.

On the first floor there is a master bedroom with fitted wardrobes and shower room with Sottini sanitaryware, Minoli tiled flooring with underfloor heating and double shower; bay fronted double guest bedroom with fitted wardrobes; two additional double bedrooms and a family bathroom also with Sottini sanitaryware and Minoli tiled flooring, concludes the accommodation.

Externally the property has a lawned front garden flanked by driveway parking leading to the integral garage with personal door. Gated side access is provided to the generous rear garden which benefits from a patio abutting the rear of the property with the remainder being laid to lawn.



Council Tax band: G



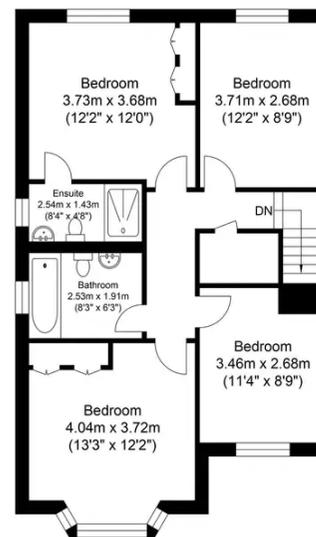
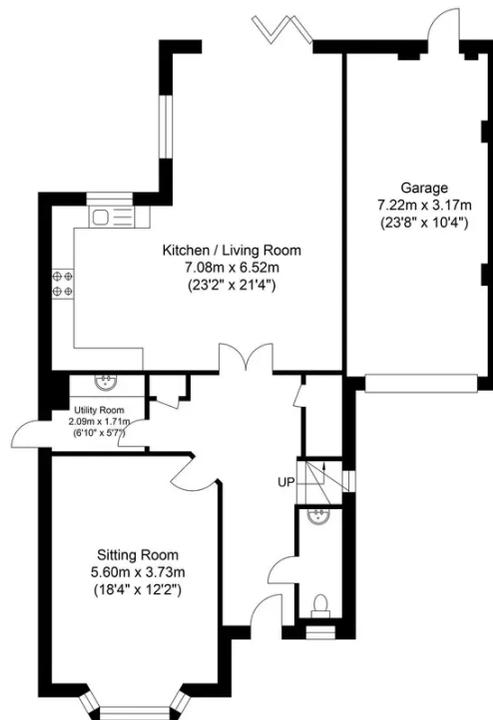
## Eden Gardens

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Council Tax band: G

- Detached & modern family home
- 1834sq ft of living space
- Four double bedrooms
- Open plan kitchen/dining/family room
- Ensuite to master bedroom
- Downstairs cloakroom
- Utility room
- Only constructed in 2017
- Driveway parking & Garden
- Generous gardens





Ground Floor  
Approximate Floor Area  
1114.17 sq ft  
(103.51 sq m)

First Floor  
Approximate Floor Area  
720.53 sq ft  
(66.94 sq m)

Approximate Gross Internal Area = 170.45 sq m / 1834.70 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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## Mansell McTaggart East Grinstead

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