



## Coneyburry Grove, East Grinstead

Guide Price £500,000 – £525,000

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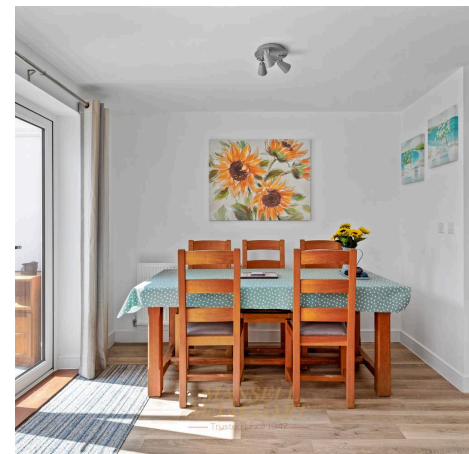
# Coneyburry Grove

## East Grinstead

A well presented and modern, three bedroom semi detached home which was built in 2023 and benefits from the remainder of the new build warranty. The property offers versatile living space totalling 1035sq ft, and further benefits from a single garage and driveway parking. The property is being offered to the market with no onward chain.

The living accommodation briefly comprises: entrance hall with a cupboard; living room with front aspect views; downstairs cloakroom with a WC and wash hand basin; kitchen/breakfast room which has a modern fitted kitchen with a range of wall and base level units, dishwasher, fridge freezer, washing machine, under stairs cupboard and French doors onto the conservatory. A conservatory with electric underfloor heating and French doors onto the garden concludes the ground floor.

The first floor consists of a landing with a loft hatch access to the boarded loft; master bedroom with en suite shower room with a WC and wash hand basin; double guest bedroom with rear aspect views; family bathroom with a WC, wash hand basin, heated towel rail and bath with an overhead shower. A single bedroom with views over the garden completes the living accommodation.



- Semi detached family home





## Coneyburry Grove

East Grinstead

Externally, the property benefits from a driveway for 3 cars, an electric charging point and up and over door access leads to the single garage, which has power and lighting. Gated side access leads to the landscaped rear garden, which is mainly laid to lawn with a patio seating area abutting the rear of the property.

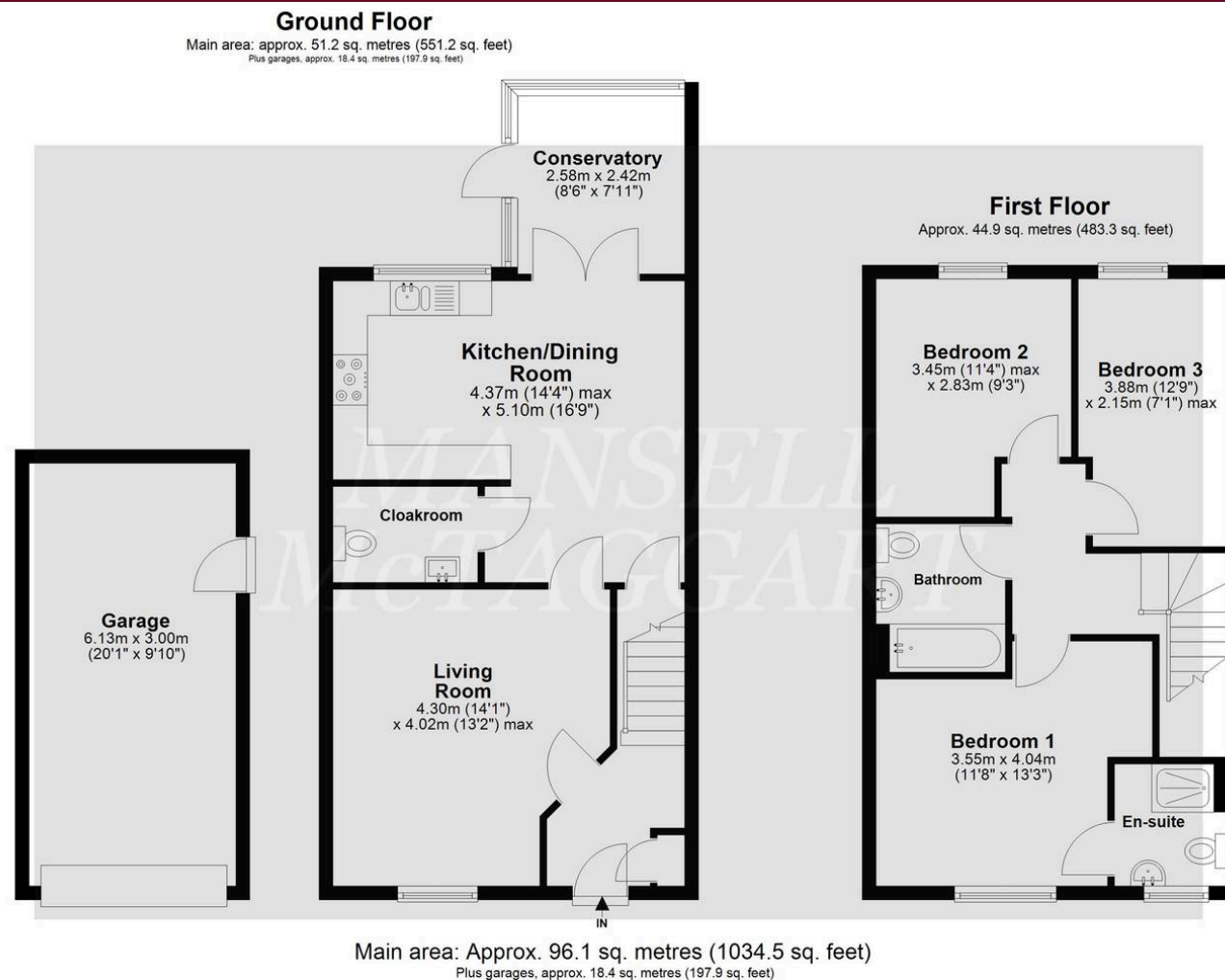
Council Tax band: E

Tenure: Freehold

- Semi detached family home
- Three bedrooms
- Ensuite to master bedroom
- Modern and well presented throughout
- Downstairs cloakroom
- Driveway parking for 3 cars
- Single garage
- Private rear garden
- Built in 2023
- No onward chain!







Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

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