



Copse Close, East Grinstead

Guide Price £375,000 – £400,000

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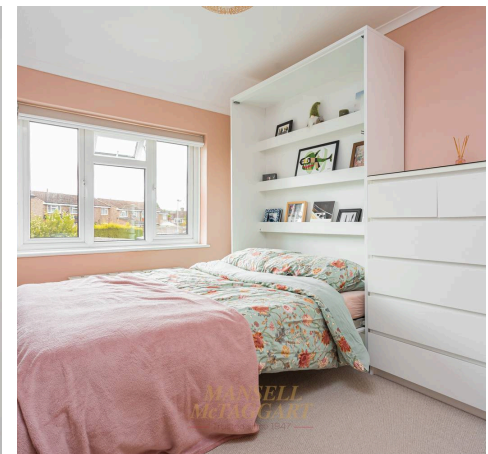
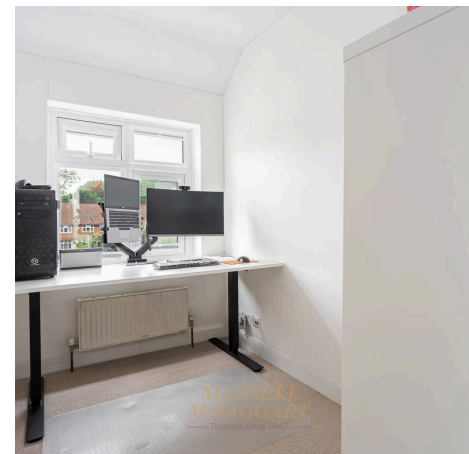
Copse Close

East Grinstead

A well proportioned, three bedroom property which has been upgraded and improved by the current owners in recent years. Well situated within a popular area and providing access to East Grinstead town centre, train station and local schools, this family home offers versatile accommodation throughout totalling 901 sq ft.

The accommodation briefly comprises; entrance porch with spaces for shoes and coats; entrance hall with downstairs cupboard; sitting room with views over the front garden; extended kitchen/dining room which has a fitted kitchen with a range of wall and base level units, dishwasher, oven, 4 ring gas hob, fridge and French doors to the garden; Cloakroom with low level WC and wash basin, concludes the ground floor.

The first floor consists of a spacious landing with loft ladder access to the boarded loft; master bedroom with front aspect views; double guest bedroom with views over the rear garden; family bathroom with low level WC, wash hand basin, airing cupboard, bath with overhead shower attachment. A single bedroom which is currently being used as a study, completes the living accommodation.





Copse Close

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Externally the property benefits from driveway parking for one car and the potential to add more if needed. Furthermore, there is a generous front garden which is laid to lawn with plant and flower borders. Gated side access leads to the rear garden which is mainly laid lawn with a patio area abutting the rear of the property. The rear garden also has a single garage, greenhouse, hedge and shrub screening.

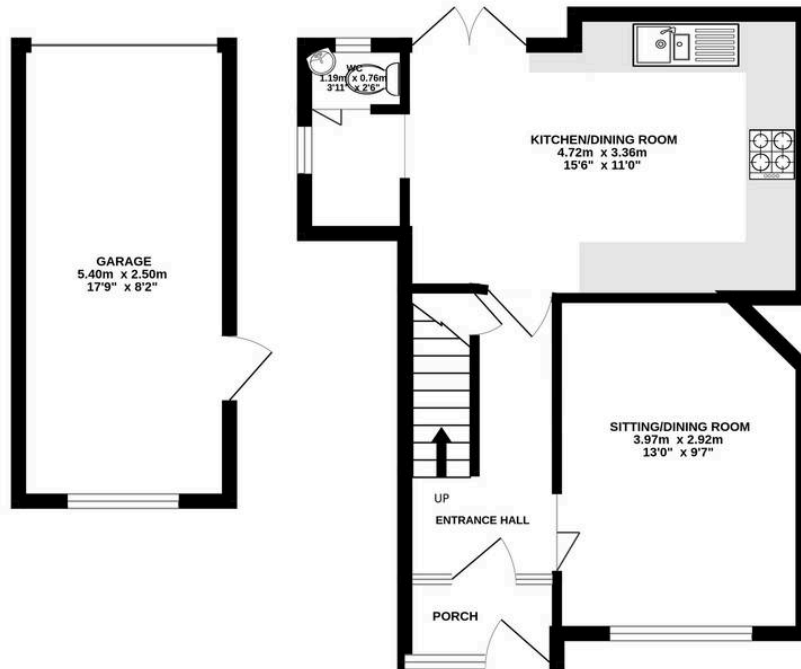
Council Tax band: C

Tenure: Freehold

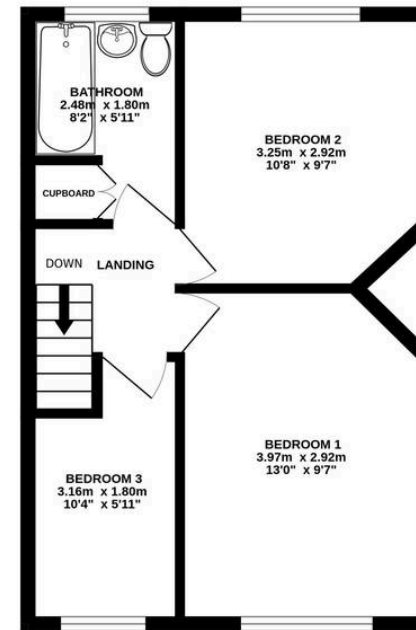
- Three bedrooms
- End of terrace family home
- Extended kitchen/dining room
- Separate living room
- Driveway parking
- Single garage
- Walking distance to local schools
- Access to local amenities
- Front and rear gardens



GROUND FLOOR
50.3 sq.m. (541 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 sq.ft.) approx.

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 mis-statement. 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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