



De La Warr Road, East Grinstead

Guide Price £465,000 – £485,000

**MANSELL
McTAGGART**
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A well presented and modern, three bedroom detached family home, which is ideally situated in the heart of East Grinstead, just a stone's throw from the town centre and close to the mainline train station and local schools. This character property offers over 1,000 sq ft of versatile living space and further benefits from driveway parking and a private rear garden.

The living accommodation briefly comprises: L-shaped and open plan living space with an understairs cupboard and a modern fitted kitchen which boasts a range of wall and base level units, central island, electric oven, 4 ring induction hob and French doors to the garden; study/snug with front aspect views. A cloakroom with a WC and wash hand basin concludes the ground floor.

On the first floor there is a landing with a utility cupboard and loft ladder access to the partially boarded loft; master bedroom with fitted wardrobes; double guest bedroom with front aspect views; family bathroom with a WC, wash hand basin and bath with overhead shower. A further double bedroom completes the living accommodation.





Externally the property benefits from driveway parking for two cars. Gated side access leads to the mainly laid to lawn rear garden with a patio seating area and a timber shed.

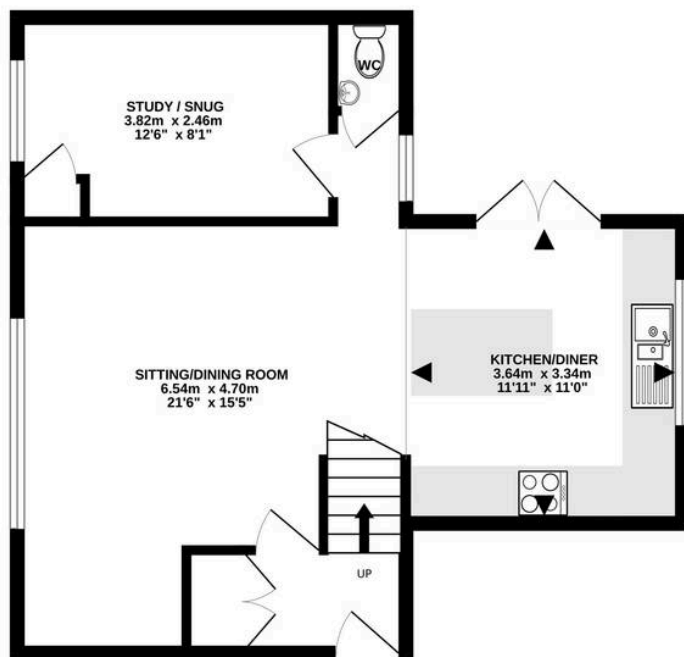
Council Tax band: D

Tenure: Freehold

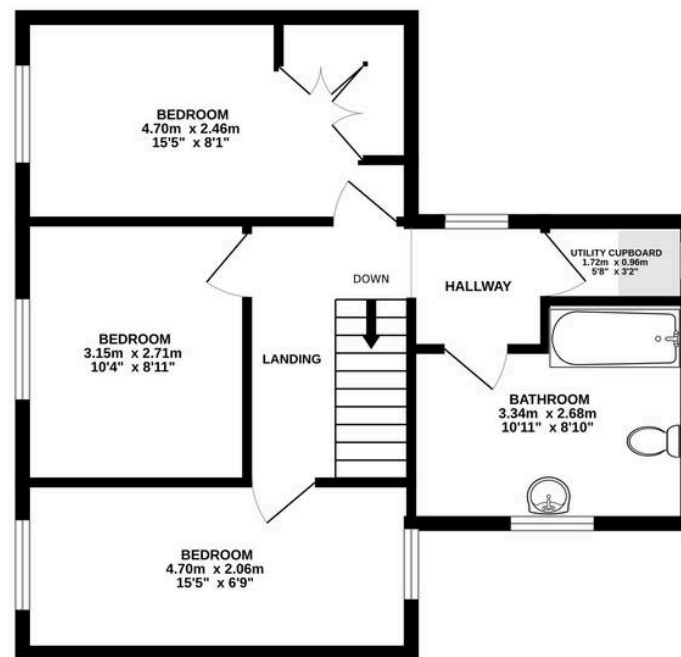
- Detached family home
- Three bedrooms
- Well presented and modern throughout
- Open plan living
- Downstairs cloakroom
- Driveway parking
- Short walk to East Grinstead town centre and mainline train station
- Walking distance to local schools



GROUND FLOOR
48.2 sq.m. (519 sq.ft.) approx.



1ST FLOOR
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 96.4 sq.m. (1038 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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