



Bourg De Peage Avenue, East Grinstead

Guide Price £425,000 – £450,000

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Bourg De Peage Avenue

East Grinstead

A well proportioned and updated, three bedroom, family home which is ideally situated for easy access to Estcots and Sackville school, as well as the town centre and train station.

The accommodation briefly comprises: entrance porch; reception hall; living room with underfloor heating and under stairs storage cupboard; double doors opening to the dining room with tiled flooring and underfloor heating; fitted kitchen also with tiled underfloor heating, sink and drainer, various wall and base units, a window to the side aspect and a utility/boot room with door to the garden, newly fitted WC with integral bidet and wash hand basin completes the ground floor.

The first floor comprises a master bedroom with built in wardrobes; double guest bedroom; a third bedroom with a view to the front aspect, and a refitted family shower room with a WC.





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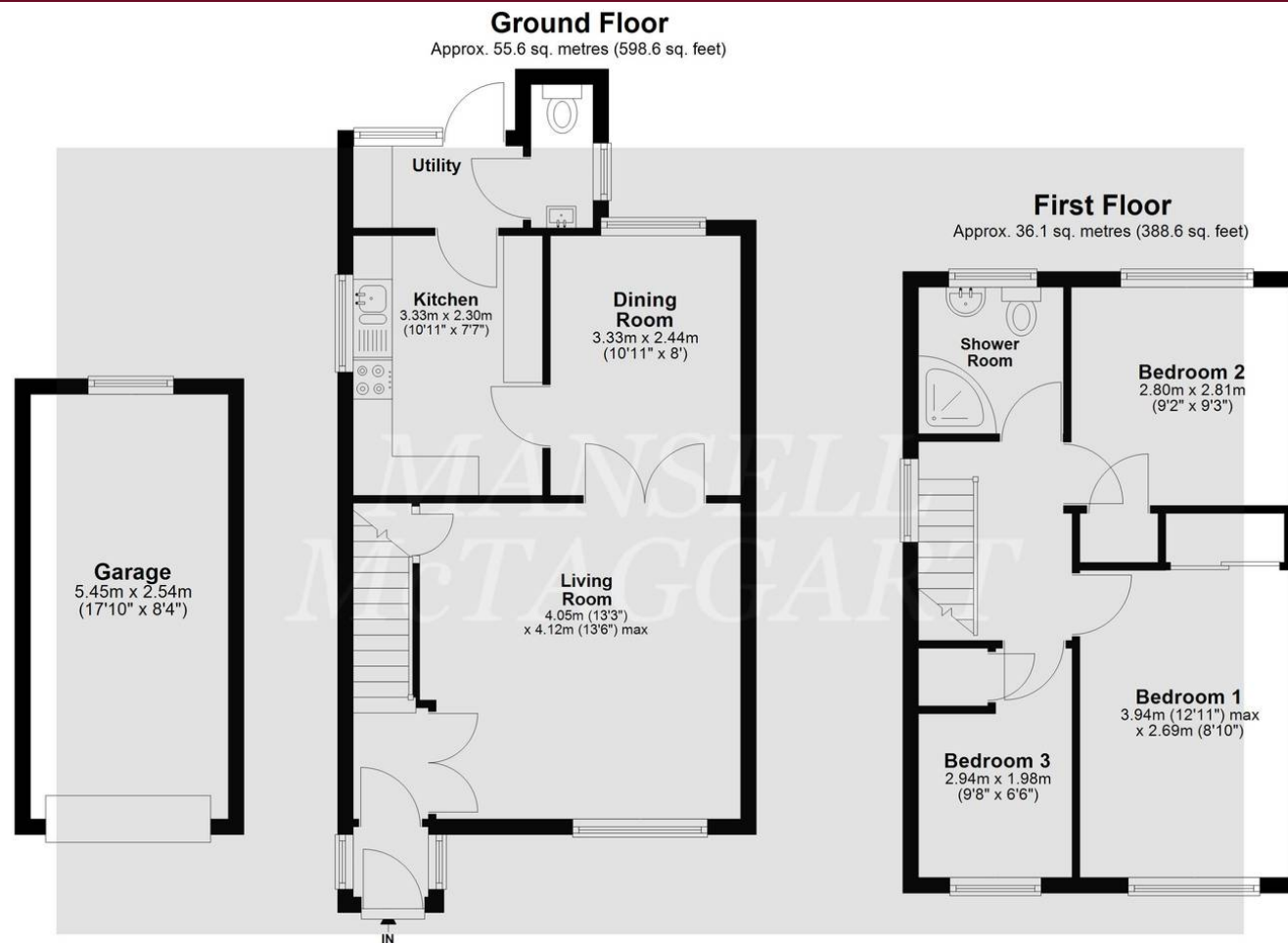
Externally, the property further benefits from driveway parking for two vehicles, flanked by an area of lawn and leading to timber double gates providing access to further parking and a single garage with attached shed storage. The rear garden is mainly laid to lawn with a brick paved patio area abutting the rear of the property.

Council Tax band: D

Tenure: Freehold

- Semi-detached family home
- Three bedrooms
- Downstairs cloakroom
- Front and rear gardens
- Photovoltaic solar panels
- Refitted shower room
- Single detached garage
- Ideal for Estcots & Sackville School
- Driveway parking
- Short walk to town centre





Total area: approx. 91.7 sq. metres (987.2 sq. feet)

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

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