



West Hill, East Grinstead

£625,000

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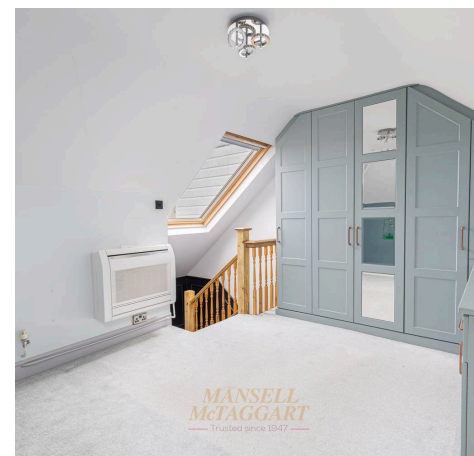
West Hill

East Grinstead

A stunning four bedroom semi detached family home, which has been extended and now offers over 2,000 Sq ft of versatile living space. This 1930s property is ideally situated within walking distance to East Grinstead Town centre and mainline train station, and further benefits from driveway parking, single garage and outside office/gym.

The living accommodation briefly comprises: entrance hall with understairs cupboard; 23ft living room with a bay window to the front and an open fireplace; kitchen/breakfast room which has a range of wall and base level units, range oven, gas hob, space for other appliances and French doors to the garden; lounge/dining room with air conditioning/heating unit and French doors to the garden; utility room which has base units, plumbing for a washing machine, tumble dryer and backdoor access to garden. A downstairs shower room with a WC and wash hand basin concludes the ground floor.

The first floor consists of a spacious landing with an airing cupboard and loft ladder access to the loft; master bedroom with fitted wardrobes and a feature fireplace; double guest bedroom with fitted wardrobes; a further double bedroom with dual aspect views and fitted wardrobes; modern family bathroom with a WC, wash hand basin, heated towel rail, double shower and electric underfloor heating. The fourth double bedroom is on the second floor and has fitted wardrobes, eave storage and an air conditioning unit, which completes the living accommodation. The current owners have also had new carpets laid throughout the 1st and 2nd floor.





West Hill

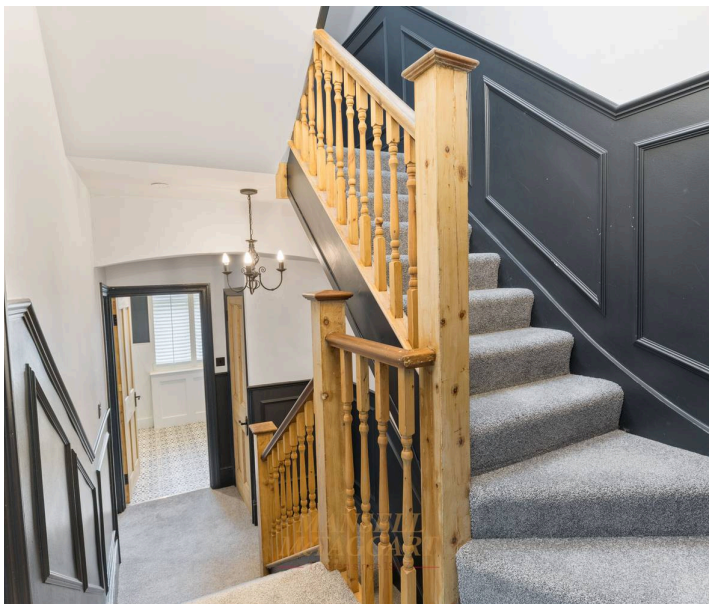
East Grinstead

Externally the property benefits from driveway parking for a couple of cars and electric up and over door access leads to the single garage which has power and lighting. There is an outside office which has been insulated and fitted with power and lighting inside, making it ideal outside gym or office area. The rear garden has two decked seating areas and an artificial lawn area, with a range of flower and plant borders.

Council Tax band: E

Tenure: Freehold

- Semi detached family home
- Four bedrooms
- Over 2,000 Sq ft of living space
- 1930s build
- Extended and improved throughout
- Single garage
- Outside office / gym
- Short walk to East Grinstead Town centre & mainline train station
- End of chain!



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The floor plan shows a 4-bedroom house with the following rooms and dimensions:

- GYM:** 4.85m x 3.85m (15'11" x 12'8")
- GARAGE:** 5.72m x 3.35m (18'9" x 11'0")
- LOUNGE/DINER:** 4.95m x 4.42m (15'11" x 14'6")
- KITCHEN/BREAKFAST ROOM:** 5.67m x 3.33m (18'7" x 10'11")
- LIVING ROOM:** 6.67m x 4.05m (22'6" x 13'4")
- UTILITY ROOM:** 3.01m x 2.34m (9'11" x 7'8")
- SHOWER ROOM:** (Location indicated in the utility room area)
- ENTRANCE HALL:** (Central hallway with stairs leading UP and DOWN)

BEDROOM
3.89m x 3.64m
12'9" x 11'11"

BEDROOM
3.89m x 2.81m
12'9" x 9'3"

BEDROOM
5.03m x 3.74m
16'6" x 12'3"

BATHROOM
2.03m x 1.52m
6'8" x 5'0"

SHOWER ROOM
2.03m x 1.52m
6'8" x 5'0"

DOWN

UP

LOFT BEDROOM
 4.75m x 4.03m
 15'7" x 13'3"

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