



**Blackwell Farm Road, East Grinstead**

Offers in Region of **£425,000**

**MANSELL  
McTAGGART**  
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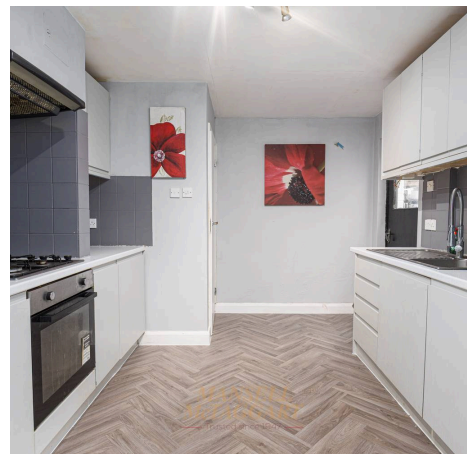
# Blackwell Farm Road

## East Grinstead

A spacious and substantial, four double bedroom semi detached family home which is ideally situated within walking distance to local schools, amenities and a mainline train station. This property has been extended and offers 1783Sq ft of living space arranged over three floors. The property is being offered to the market with no onward chain!

The living accommodation briefly comprises: entrance hall with an understairs cupboard; living room with a feature fireplace; family room with an open fireplace; downstairs cloakroom with a WC, wash hand basin and shower cubicle; dining room with a door onto the garden; fitted kitchen with a range of wall and base level units, electric oven, 4 gas ring hob, space for other appliances and backdoor access to the lean to. A utility room and a large store cupboard concludes the ground floor.

The first floor consists of a landing with a large walk in wardrobe; double guest bedroom with an airing cupboard and ensuite shower room which has a WC, wash hand basin; two further double bedrooms; a family bathroom with a WC, wash hand basin, heated towel rail and bath. The second floor is dedicated to the triple aspect master bedroom, which completes the living accommodation.



- Semi detached family home





## Blackwell Farm Road

### East Grinstead

Externally, there is plenty of on street parking outside the front of the property. The private rear garden is mainly laid to lawn with a patio seating area abutting the rear of the property. Council Tax band: D

Tenure: Freehold

- Semi detached family home
- Four double bedrooms
- En suite to guest bedroom
- 1783Sq ft of versatile living space
- Scope to extend STPP
- On road parking
- Open plan living area
- Walking distance to amenities and local schools
- 19 minute walk to East Grinstead train station
- End of chain!







Total area: approx. 165.7 sq. metres (1783.4 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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