



San Feliu Court, East Grinstead  
£450,000

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McTAGGART**  
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# San Feliu Court

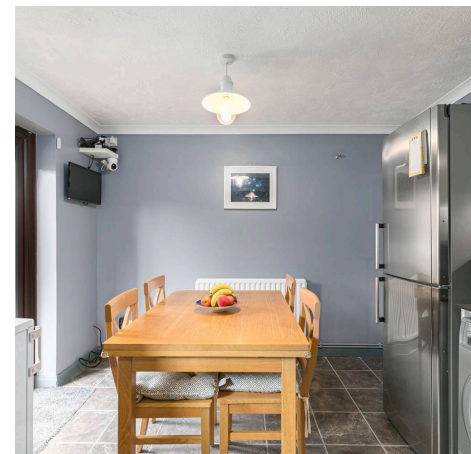
## East Grinstead

A fantastic opportunity to acquire this well presented and spacious, four bedroom family home. Ideally situated within the ever popular Woodbury Estate, this property offers versatile living accommodation arranged over three floors.

The accommodation briefly comprises: storm porch; reception hallway with storage cupboard/utility area; open plan kitchen/dining room with a range of wall and base level units, sink and drainer, integrated appliances and French doors leading to the rear garden.

The first floor comprises: living room with a Juliet balcony to the front aspect; master bedroom with bespoke fitted wardrobes and an ensuite complete with low-level WC, wash hand basin and shower suite.

The second floor continues with a double guest bedroom overlooking the rear garden; a double and single guest bedroom outlook to the front respectively; a family bathroom with low-level WC, wash hand basin and a bath.



- Family home
- Four bedrooms





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Externally, the property further benefits from driveway parking and an integral garage that has been partially converted. The secluded rear garden is mostly laid to lawn with a patio area abutting the rear of the property.

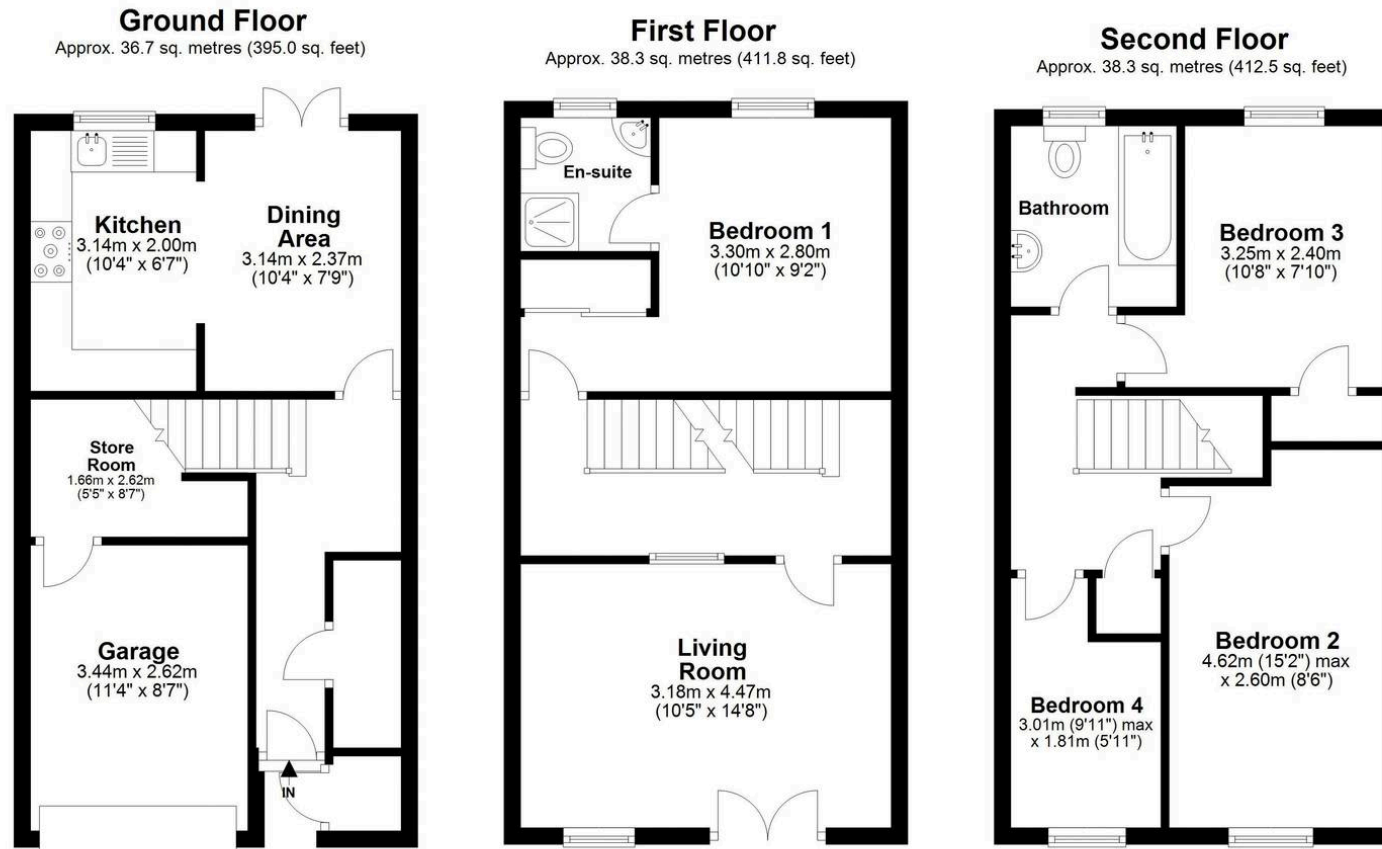
Council Tax band: E

Tenure: Freehold

- Family home
- Four bedrooms
- Accommodation over three floors
- Open plan kitchen/dining room
- Spacious living room
- Juliet balcony
- Secluded rear garden
- Close proximity to local schools
- Walking distance to town centre







Total area: approx. 113.3 sq. metres (1219.3 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 purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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