



De La Warr Road, East Grinstead

Guide Price £588,000 – £625,000

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# De La Warr Road

## East Grinstead

Extending to over 2020sq ft of accommodation, this Edwardian era family home resides within a sought after location just a short walk to East Grinstead High Street. This property is being offered to the market with no onward chain and has potential to be extended and upgraded throughout.

The accommodation briefly comprises: entrance porch; spacious reception hall with under stair storage; downstairs shower room with low-level WC and wash hand basin; living room with a view to the front aspect; dining room with sliding doors leading to the conservatory; kitchen with a range of wall and base level units, sink and drainer, space for white goods and sliding doors leading to the conservatory; generous conservatory with doors to the rear garden; study/additional bedroom with a view of the garden and own entrance door completes the ground floor.

The first floor comprises: bright and airy landing leading to all rooms; dual aspect master bedroom with fitted wardrobes and a view to the front aspect; two double guest bedrooms overlooking the rear garden; family bathroom with a low-level WC, wash hand basin, bath with mixer taps and an overhead shower completes the first floor.





## De La Warr Road

East Grinstead

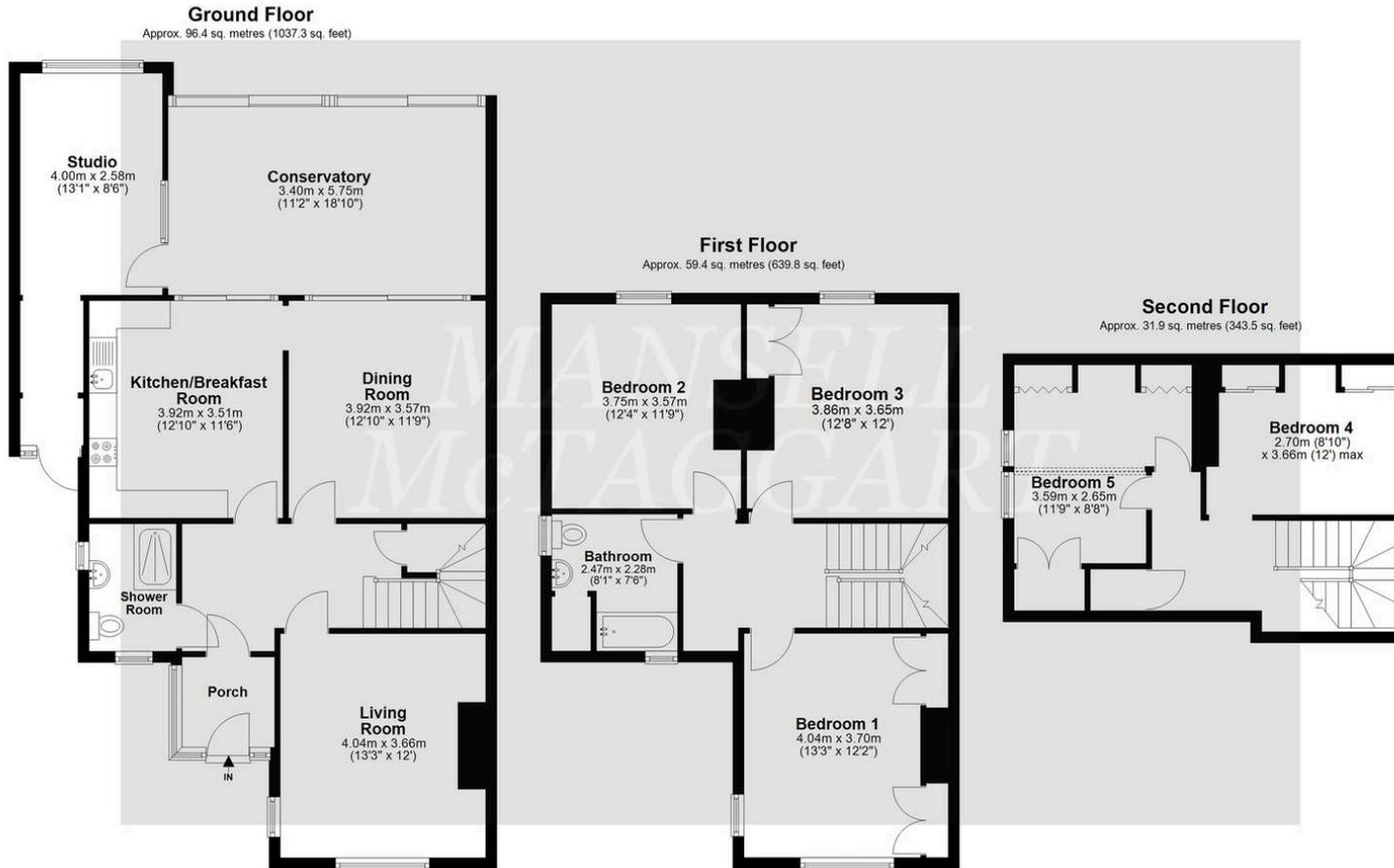
The second floor comprises of two double bedrooms with fitted storage. One of the bedrooms has had an additional partition wall installed to split the room. This floor could be converted into a master suite if required. Externally, the property further benefits from driveway parking. The secluded rear garden currently houses a substantial swimming pool with a stone balustrade surround. The remaining garden is mostly laid to patio with a variety of mature trees, shrubs and flowering plants surrounding.

Council Tax band: E

Tenure: Freehold

- Detached family home
- Five bedrooms
- Four reception rooms
- Over 2020sq ft of accommodation
- Driveway parking
- Swimming pool
- Town centre location
- Short walk to train station
- Close proximity to local schools
- No onward chain!





Total area: approx. 187.7 sq. metres (2020.6 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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