



Butlers Way, East Grinstead

Guide Price **£500,000 – £525,000**

**MANSELL
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38 Butlers Way

East Grinstead, East Grinstead

Guide price £500,000 - £525,000

A well presented and modern, three bedroom semi detached home which was built in 2023, benefiting from the remainder of the building warranty. The property offers versatile living space arranged over three floors, and further benefits from a single garage and driveway parking for at least two cars.

The living accommodation briefly comprises: entrance hall with a storage cupboard; downstairs cloakroom with a WC, wash hand basin and utility space; living room with front aspect views. A kitchen/breakfast room with a fitted kitchen which includes a range of wall and base level units, electric oven, 4 gas ring hob, fridge freezer, understairs cupboard and French doors onto the garden concludes the ground floor.

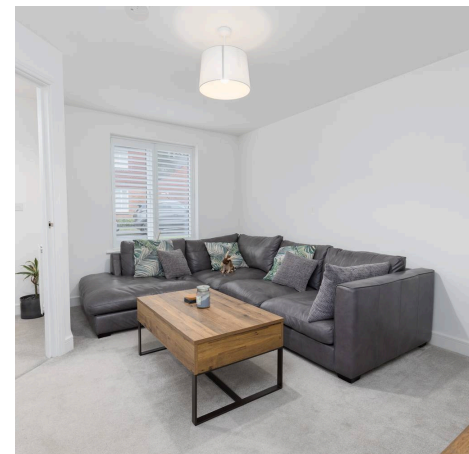
The first floor consists of a landing; generous double guest bedroom with rear aspect views; single bedroom; modern family bathroom with a WC, wash hand basin and a bath with an overhead shower.

The second floor is solely dedicated to the dual aspect master bedroom, which has potential for fitted wardrobes and en suite shower room with a WC and wash hand basin.

Externally, the property benefits from a driveway for two cars and up and over door access leads to the single garage, which has power and lighting. Gated side access leads to the mainly laid to lawn rear garden with a patio seating area abutting the rear of the property.

Council Tax band: E

Tenure: Freehold





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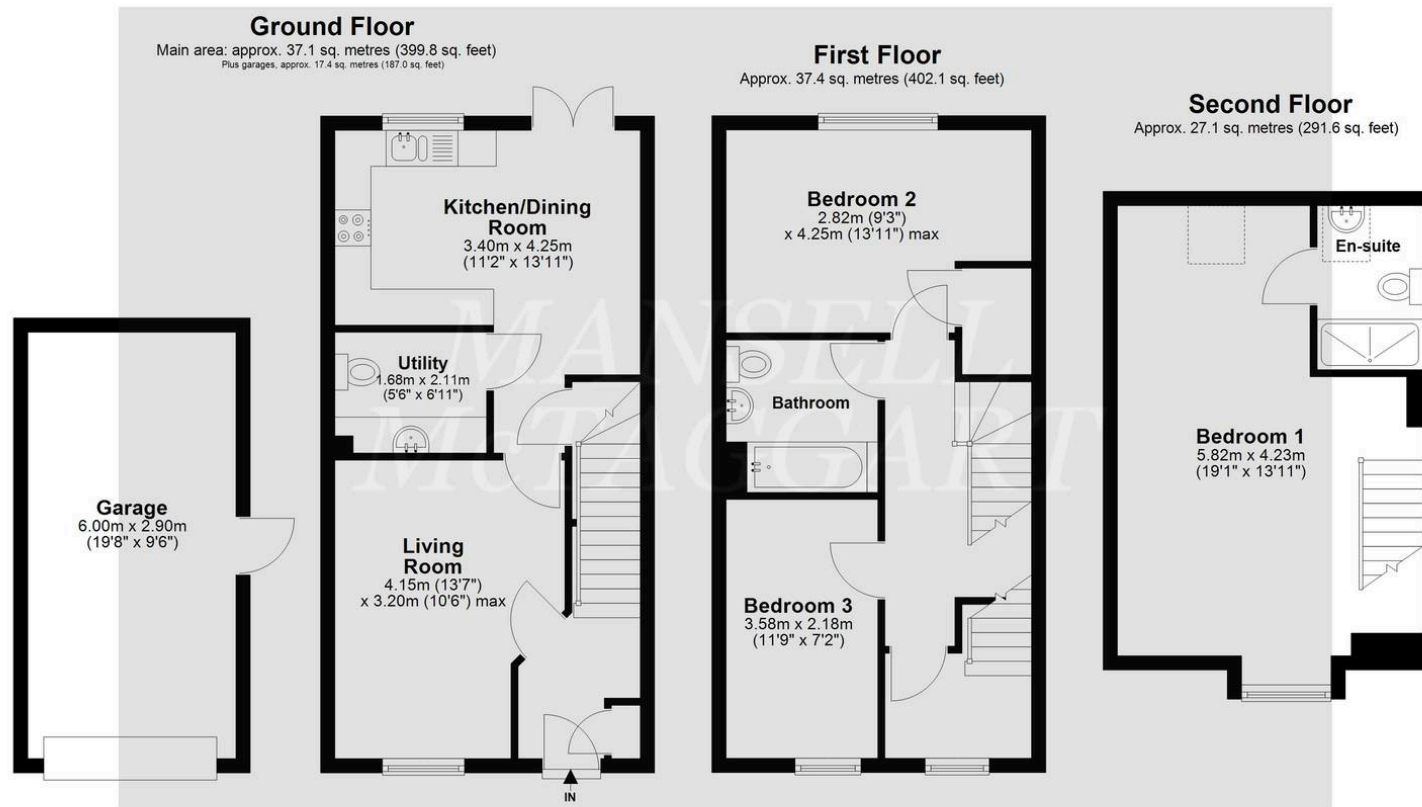
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- Three bedrooms
- Semi detached family home
- Master bedroom with en suite
- Nearly 1,100 Sq ft of living space
- Modern and well presented throughout
- Driveway Parking
- Single garage
- Private rear garden
- Walking distance to East Grinstead town centre
- NHBC warranty valid until 2033





Main area: Approx. 101.6 sq. metres (1093.5 sq. feet)
Plus garages: approx. 17.4 sq. metres (187.0 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.

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