



Loxfield Close, East Grinstead

Guide price £575,000 – £600,000

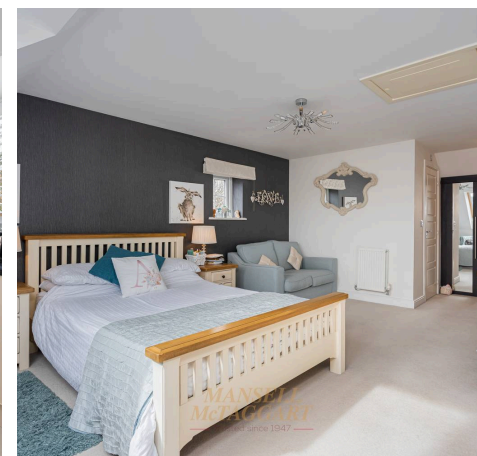
**MANSELL
McTAGGART**
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Loxfield Close

East Grinstead, East Grinstead

A well presented and modern, four bedroom semi detached family home located within close proximity to East Grinstead town centre, local amenities, M23, M25 and Gatwick airport. The property offers nearly 1,600 sq ft of versatile living space, arranged over three floors and further benefits from driveway parking and a single garage. The property is situated in a cul-de-sac of only 4 properties.

The living accommodation briefly comprises; entrance hall; downstairs cloakroom with wash hand basin and WC; modern fitted kitchen with a range of wall and base units, integrated fridge/freezer, dishwasher and washing machine, 4 ring electric hob and window to the front aspect; generous lounge/diner with under stairs cupboard and patio doors leading to the rear garden completes the ground floor accommodation.





Loxfield Close

East Grinstead, East Grinstead

The first floor accommodation consists of two double guest room with fitted wardrobes; single bedroom with inbuilt wardrobes and a window to rear aspect; a family bathroom with low level WC, wash hand basin and a bath with an overhead shower. The second floor is dedicated to the dual aspect master bedroom with fitted wardrobes, velux windows, access to a partially boarded loft space and ensuite shower room, which completes the living accommodation. Externally, in addition to the garage, the property benefits from driveway parking for up to 3 cars, single garage with power and light and a private, secluded rear garden with access into the single garage.

Annual Estate charge: £386.83 in 2025

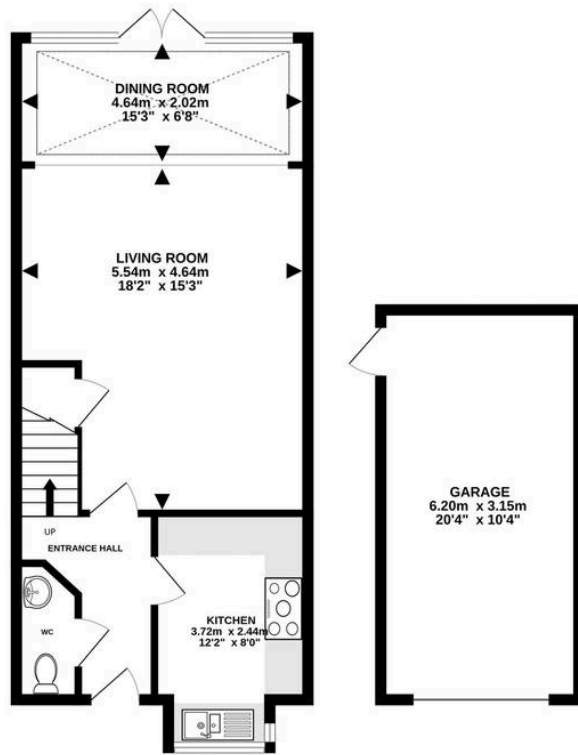
Council Tax band: E

Tenure: Freehold

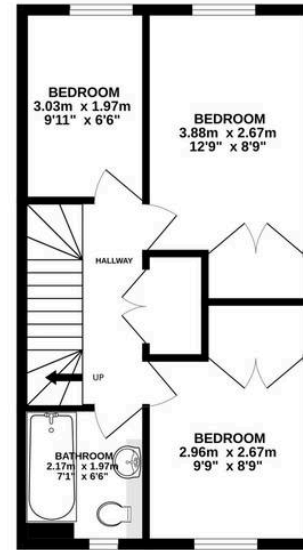
- Semi detached family home
- Four bedrooms
- Master bedroom with en suite
- Nearly 1,600 sq ft of living space
- Modern and well presented throughout
- Single garage
- Driveway parking
- Private rear garden
- Sought after development



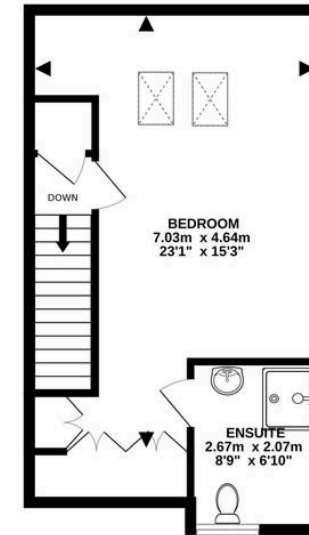
GROUND FLOOR
69.6 sq.m. (749 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



2ND FLOOR
37.2 sq.m. (401 sq.ft.) approx.



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TOTAL FLOOR AREA : 146.1 sq.m. (1572 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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