



Hackenden Lane, East Grinstead

Guide Price £850,000 – £900,000

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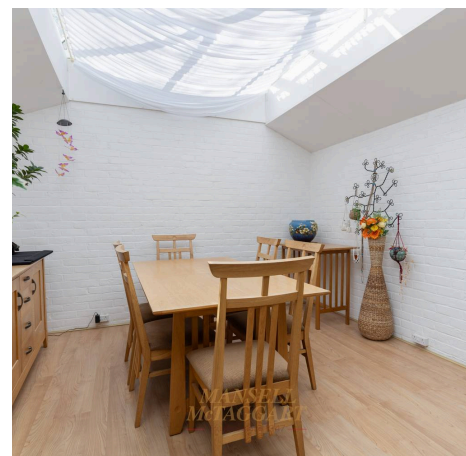
The Alders Hackenden Lane

East Grinstead

A rare opportunity to acquire this four bedroom detached bungalow, with a detached three bedroom annex, on approximately 0.82 of an acre plot. The Property offers 3,261 Sq ft of versatile living space and further benefits from a large store room, double garage and driveway parking.

The living accommodation briefly comprises: entrance hall with storage cupboards; dining room with roof windows; triple aspect living room with Parquet flooring, log burner and French doors to the garden; downstairs cloakroom with a WC and wash hand basin; kitchen/breakfast room with a fitted kitchen with a range of wall and base level units, stacked electric ovens, 4 ring electric hob, two larders, and French door to the sun room; sun room with access to the front of the property; two double bedroom with views over the garden; double guest bedroom with fitted wardrobes; family bathroom with a WC, wash hand basin, heated towel rail, shower cubicle and bath. A dual aspect master bedroom with a dressing room, French doors to the garden and en suite shower room with a WC and wash hand basin, completes the living accommodation.

The living accommodation for the self contained briefly comprises; entrance hall; two single bedrooms; master bedroom with rear aspect views; open plan living area with a kitchenette area which has a range of wall and base level units, space for appliances and French doors to the garden. A shower room with a WC and wash hand basin completes the living accommodation.





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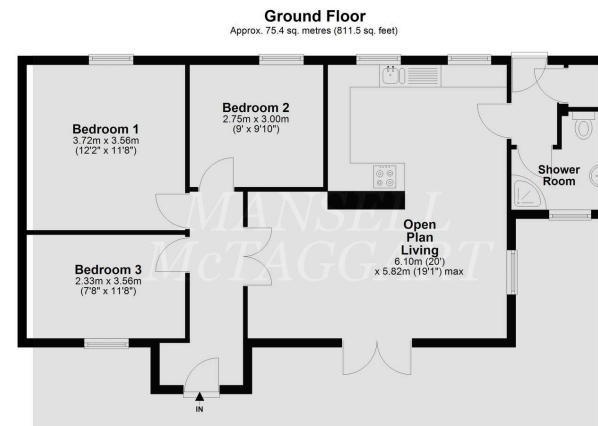
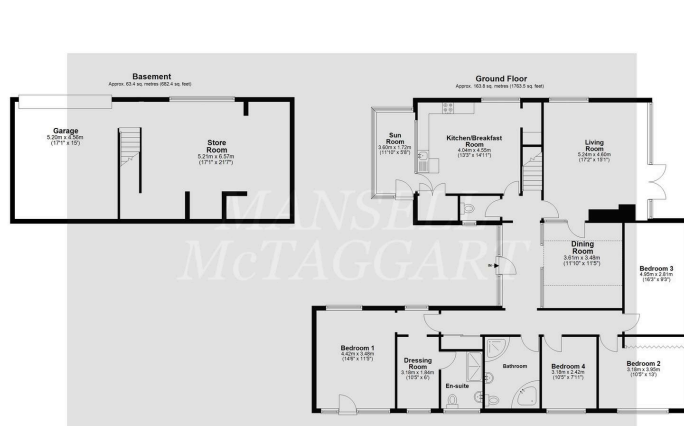
Externally, the property offers driveway parking for several cars and electric roll up and over door to the double garage and large storeroom, with power and lighting. Externally, the property offers several lawn areas, various patio seating areas and an abundance of privacy and seclusion provided by mature trees, hedges and shrubs.

Previously, there was planning permission granted to have the annex knocked down and rebuilt, however this has just recently expired.

Council Tax band: F

Tenure: Freehold

- Detached bungalow
- Four bedrooms
- En suite to master bedroom
- Detached 3 bedroom annex
- Approximately 0.82 of an acre plot
- Double garage and large store room
- Driveway parking
- Three reception rooms
- Close proximity to local schools and amenities
- Scope to improve and extend subject to planning permission



Total area: approx. 75.4 sq. metres (811.5 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.

Total area: approx. 227.2 sq. metres (2445.9 sq. feet)
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