



MANSELL
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Blount Avenue, East Grinstead

Offers in Region of **£650,000**

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Blount Avenue

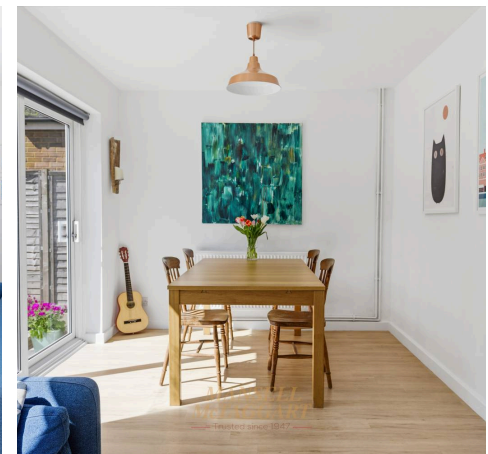
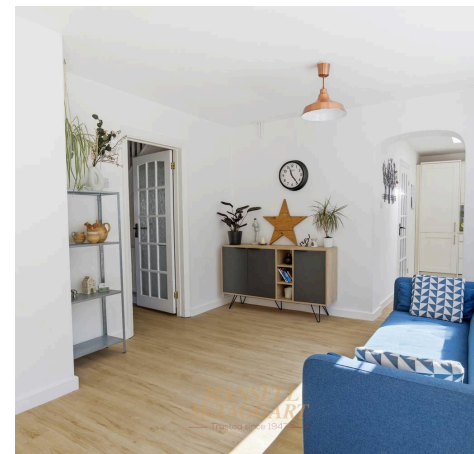
East Grinstead, East Grinstead

A modern, three double bedroom detached family home, which is situated on the ever popular imberhorne estate. The property has been improved throughout and boasts a versatile living space totalling an impressive 1,342 Sq ft, whilst also being located within easy walking distance to the local schools, East Grinstead Town centre and mainline train station.

The ground floor accommodation briefly comprises: entrance porch with useful storage cupboard; reception hall with an understairs storage cupboard; downstairs cloakroom with low level WC and wash hand basin; living room with a front aspect; a modern fitted kitchen with a range of wall and base units with an integral dishwasher and fridge freezer and French doors leading to the garden; utility room with base units and space for white goods, plus internal access into the single garage; dining room with sliding doors to the garden completes the ground floor.

The first floor accommodation briefly comprises: spacious landing with airing cupboard and access to a fully boarded loft; master bedroom with a view to the front aspect; double bedroom with rear aspect; a third double bedroom with rear aspect; single bedroom/home office with built-in wardrobes and a view to the front; modern bathroom with a wash hand basin and bath with an overhead shower; separate WC completes the upstairs accommodation.

- Detached family home
- Three bedrooms and a study
- Single garage





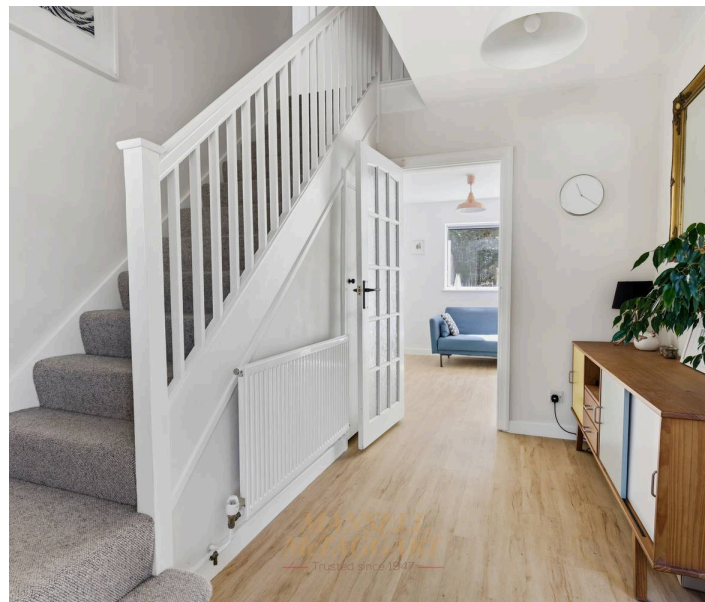
Blount Avenue

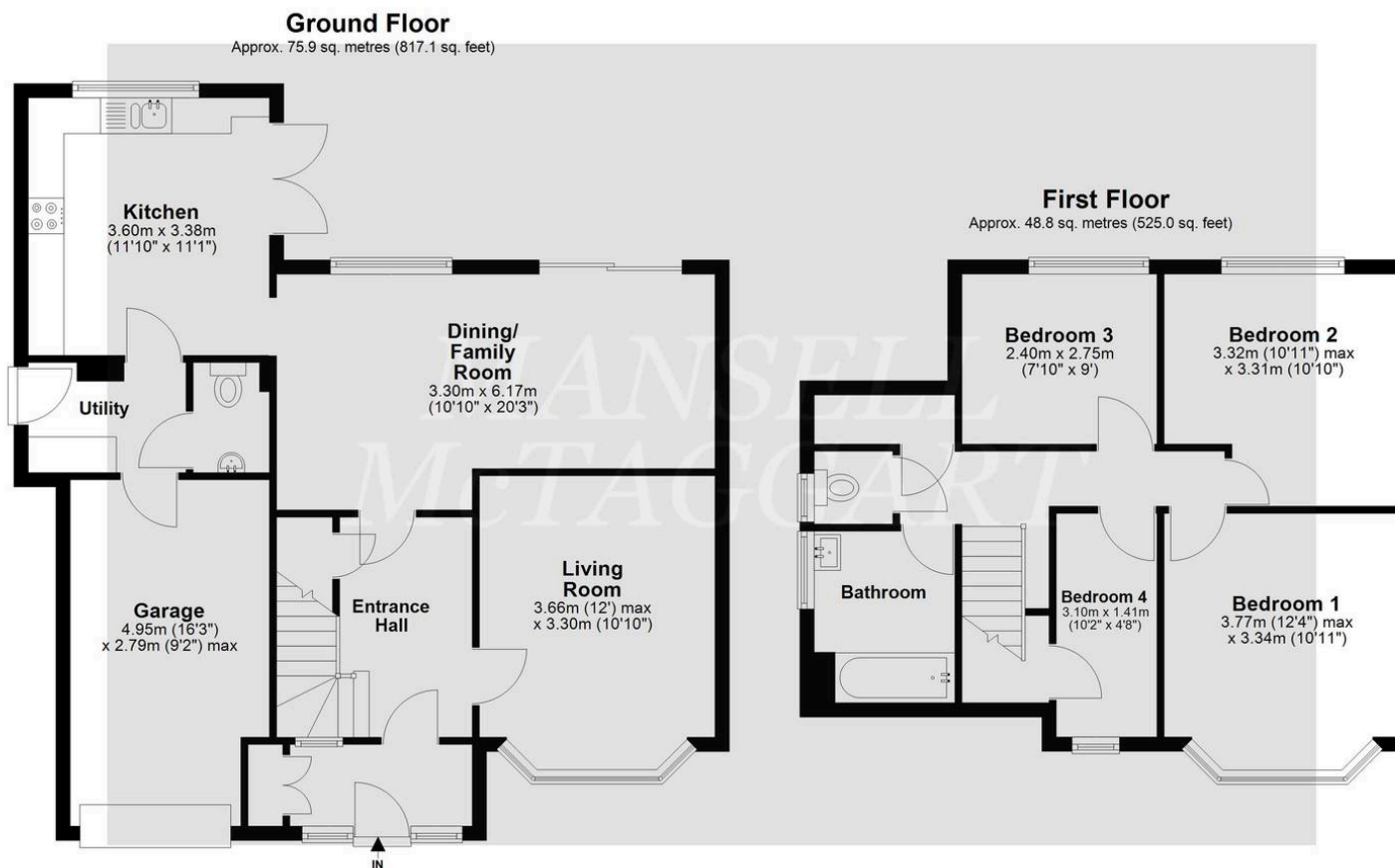
East Grinstead, East Grinstead

Externally, the property benefits from a driveway for three vehicles and an electric roll up door to the extended single garage, with 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. Additionally, the property further benefits from gated access directly to the Worth Way. Council Tax band: F

Tenure: Freehold

- Detached family home
- Three bedrooms and a study
- Single garage
- Driveway parking
- Direct access to the Worth Way
- Downstairs cloakroom
- Sought after location
- Close proximity to local schools
- Easy access to M25, M23 and Gatwick airport
- Walking distance to local amenities





Total area: approx. 124.7 sq. metres (1342.1 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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