



**Beckett Way, East Grinstead**

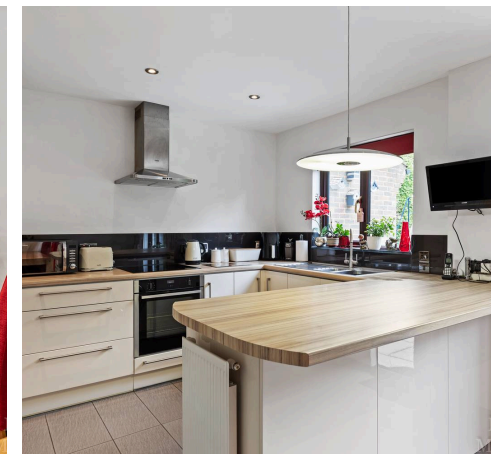
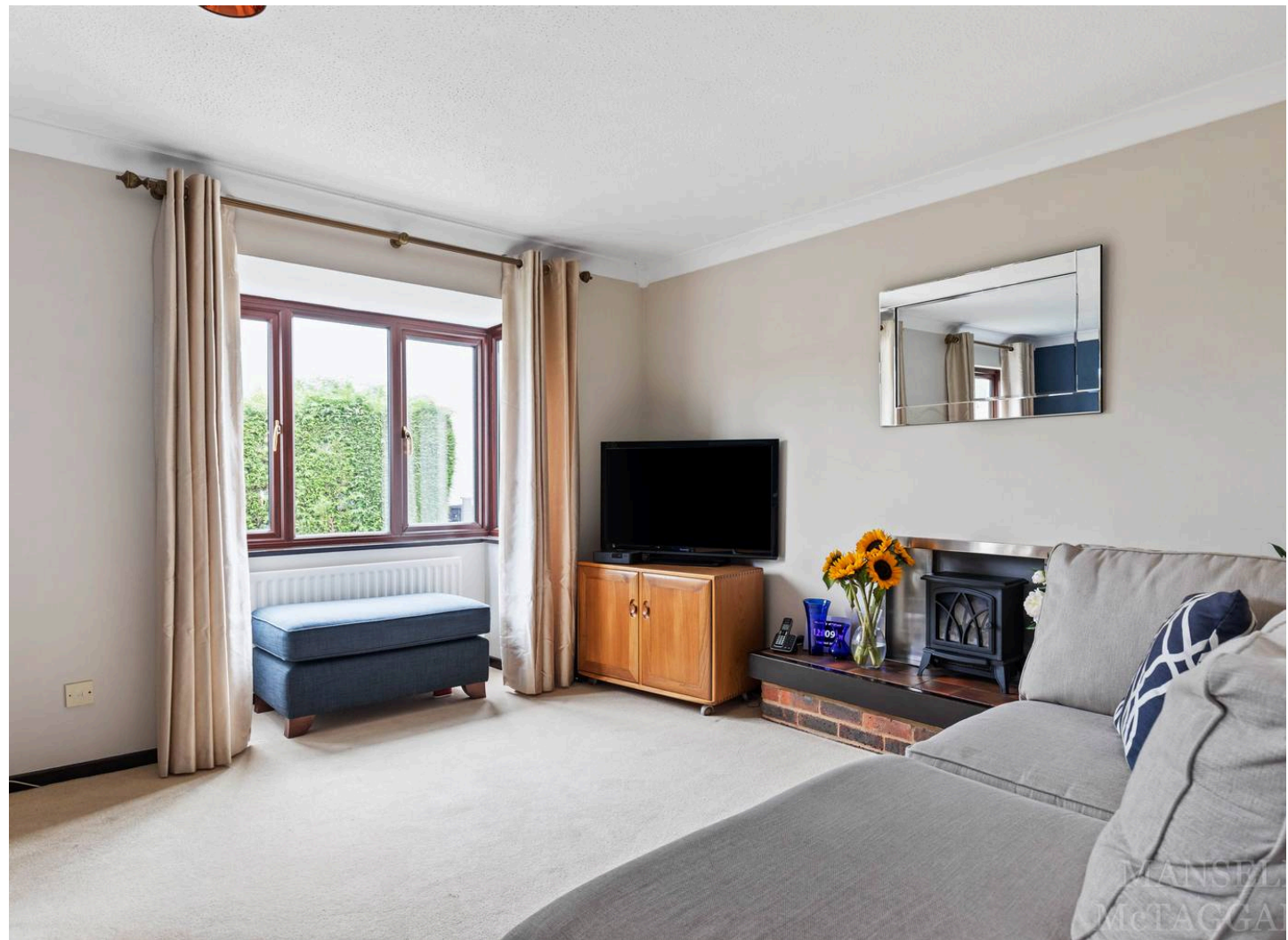
Offers in Region of **£550,000**

**MANSELL  
McTAGGART**  
Trusted since 1947

A well presented four bedroom, detached family home offers 1,330 Sq ft of versatile accommodation set within a corner plot on the ever popular Herontye Estate. The property is ideally situated within walking distance of local schools, mainline train station, town centre and also benefits from a driveway parking and a single garage.

The living accommodation briefly comprises: entrance hall with a coat cupboard; 18ft living room with an electric fireplace and a bay window to the front; kitchen/dining room which has a fitted kitchen with a range of wall and base level units, electric oven, 4 ring electric hob, cupboard under stairs and French doors to the garden; downstairs shower room with a WC and wash hand basin concludes the ground floor.

The first floor consists of a spacious landing with an airing cupboard and loft hatch access; master bedroom with fitted wardrobes; double guest bedroom with fitted wardrobes; family bathroom with a WC, wash hand basin, heated towel rail, full length cabinet and bath with overhead shower. Further two bedrooms completes the living accommodation.





Externally the property benefits from driveway parking for a couple of cars and an 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. A variety of mature trees, hedges, shrubs, and plants provide a high level of seclusion in the rear garden.

Council Tax band: F

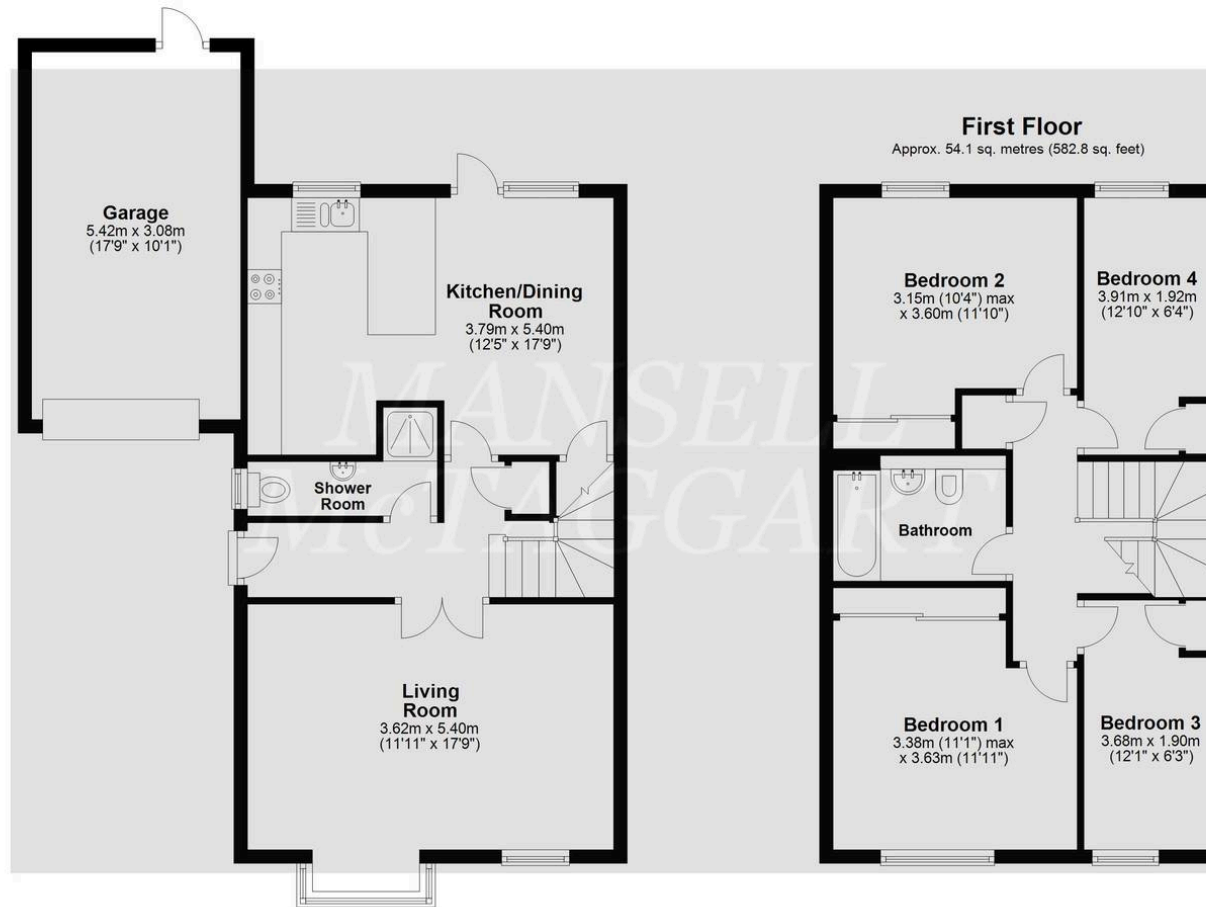
Tenure: Freehold

- Detached family home
- Four bedrooms
- Well presented throughout
- Downstairs shower room
- Modern kitchen/breakfast room
- Single garage
- Short walk to local schools
- Within walking distance to East Grinstead Town centre & mainline train station



## Ground Floor

Approx. 69.4 sq. metres (747.2 sq. feet)



Total area: approx. 123.6 sq. metres (1330.0 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 purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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