



Birch Grove, Felbridge

Offers in excess of £685,000

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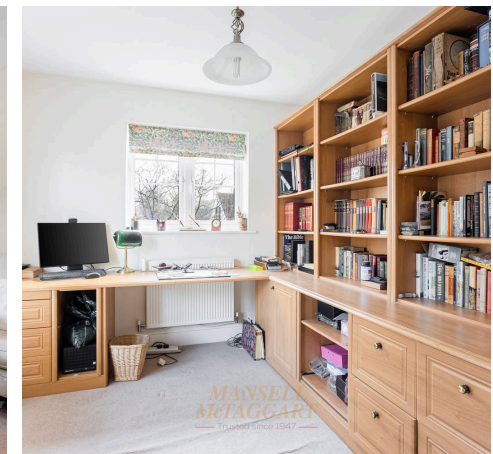
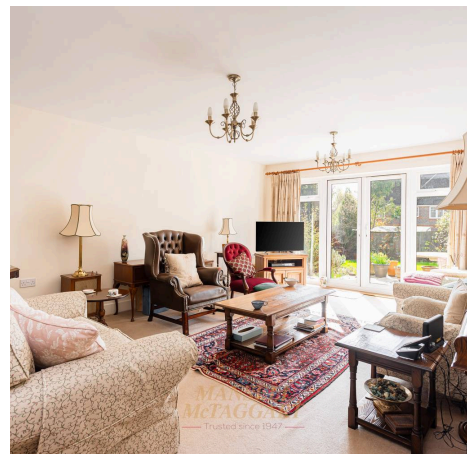
Birch Grove

Felbridge, East Grinstead

This four bedroom detached family home, is situated on a corner plot within the private Birch Grove development, and offers a substantial 1776sq ft of living space. Located just a short distance from East Grinstead Town, mainline train stations and local schools, this property would suit a wide range of purchasers and is offered to the market with no onward chain.

The accommodation briefly comprises: storm porch; spacious reception hall with an under stair cupboard; downstairs cloakroom with a low-level WC and wash hand basin; dual aspect dedicated study/office; living room with French doors leading to the rear garden. An open plan kitchen/dining room with a range of wall and base level units, sink and drainer, dishwasher, washing machine, fridge/freezer, 4-ring gas hob, double electric ovens and French doors leading to the garden completes the ground floor.

On the first floor there is a landing with access to the loft space above; master bedroom with fitted wardrobes and dressing area, views of the rear garden and an ensuite shower room; a double guest bedroom with built-in wardrobes and a view to the front aspect; a further double guest bedroom overlooking the front; single guest bedroom with a useful airing cupboard. A family bathroom with a low-level WC, wash hand basin, bath with mixer taps and a double shower concludes the accommodation.





Birch Grove

Felbridge

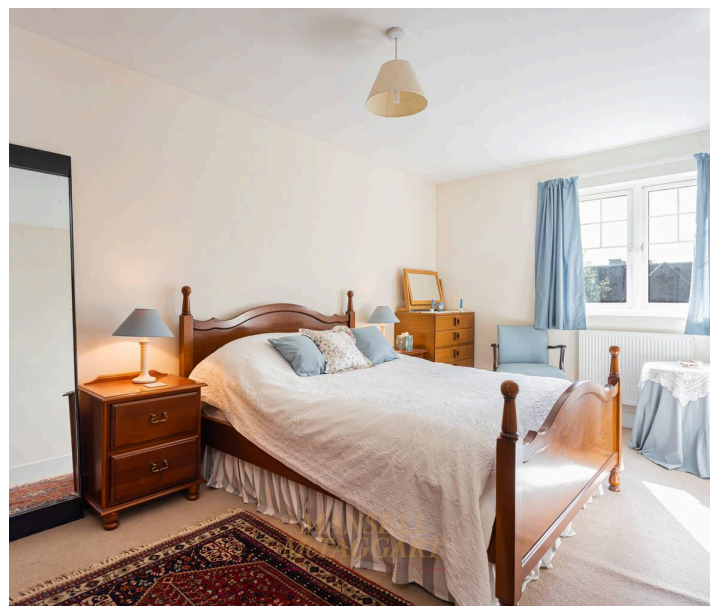
Externally, the property further benefits from driveway parking that leads to the single garage with up and over door. The property sits within an expansive corner plot and boasts a wraparound rear garden. The garden is mostly laid to lawn with a patio area abutting the rear of the property. This property also benefits from solar thermal panels for the property's water heating.

Estate management charge: £289 per annum

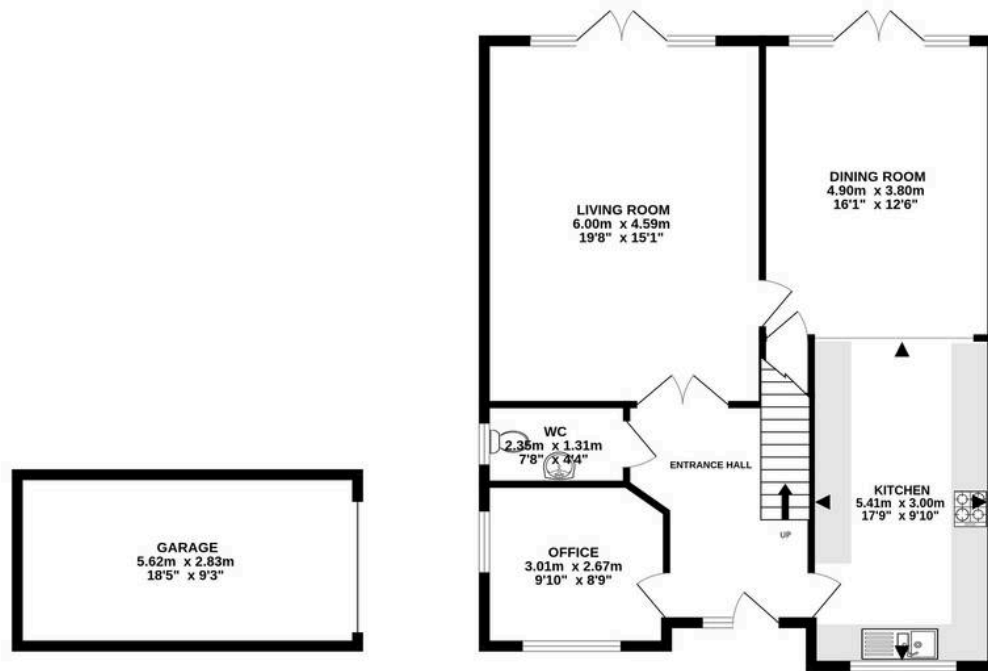
Council Tax band: F

Tenure: Freehold

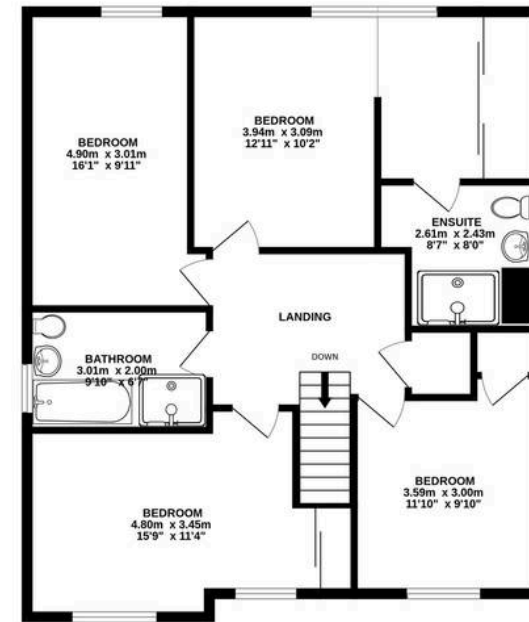
- Detached family home
- Four bedrooms
- 1776sq ft living space
- Corner plot
- Private development
- Master bedroom with ensuite
- Downstairs cloakroom
- Close to local schools
- Garage & Driveway parking
- No onward chain



GROUND FLOOR
99.7 sq.m. (1073 sq.ft.) approx.



1ST FLOOR
81.2 sq.m. (874 sq.ft.) approx.



TOTAL FLOOR AREA : 180.9 sq.m. (1948 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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