



MANSELL
McTAGGART
Trusted since 1947

Crossways Avenue, East Grinstead

Offers in excess of £750,000

MANSELL
McTAGGART
Trusted since 1947

A stunning four bedroom detached family home, which is ideally situated on the popular Imberhorne estate. The property has been extended and now offers 1,693 Sq ft of living space and benefits from driveway parking, single garage and a modern finish throughout.

The living accommodation briefly comprises: entrance porch; entrance hall with an understairs cupboard; living room with a bay window to the front and a log burner; extended kitchen/dining room with a modern fitted kitchen with a range of wall and base level units, electric oven, 5 ring induction hob, dishwasher, kitchen island, microwave, wine fridge, and bi-fold doors to the garden; family room with French doors to the garden. A downstairs cloakroom with a WC and a wash hand basin concludes the ground floor.

The first floor consists of a landing with loft hatch access to the partially boarded loft; master bedroom with fitted wardrobes, bay window to the front and a shower cubicle; double guest bedroom with rear aspect views; further double bedroom with views over the garden; modern family bathroom with a WC, wash hand basin, bath and shower cubicle. A generous single bedroom which is currently being used as a study, completes the living accommodation.





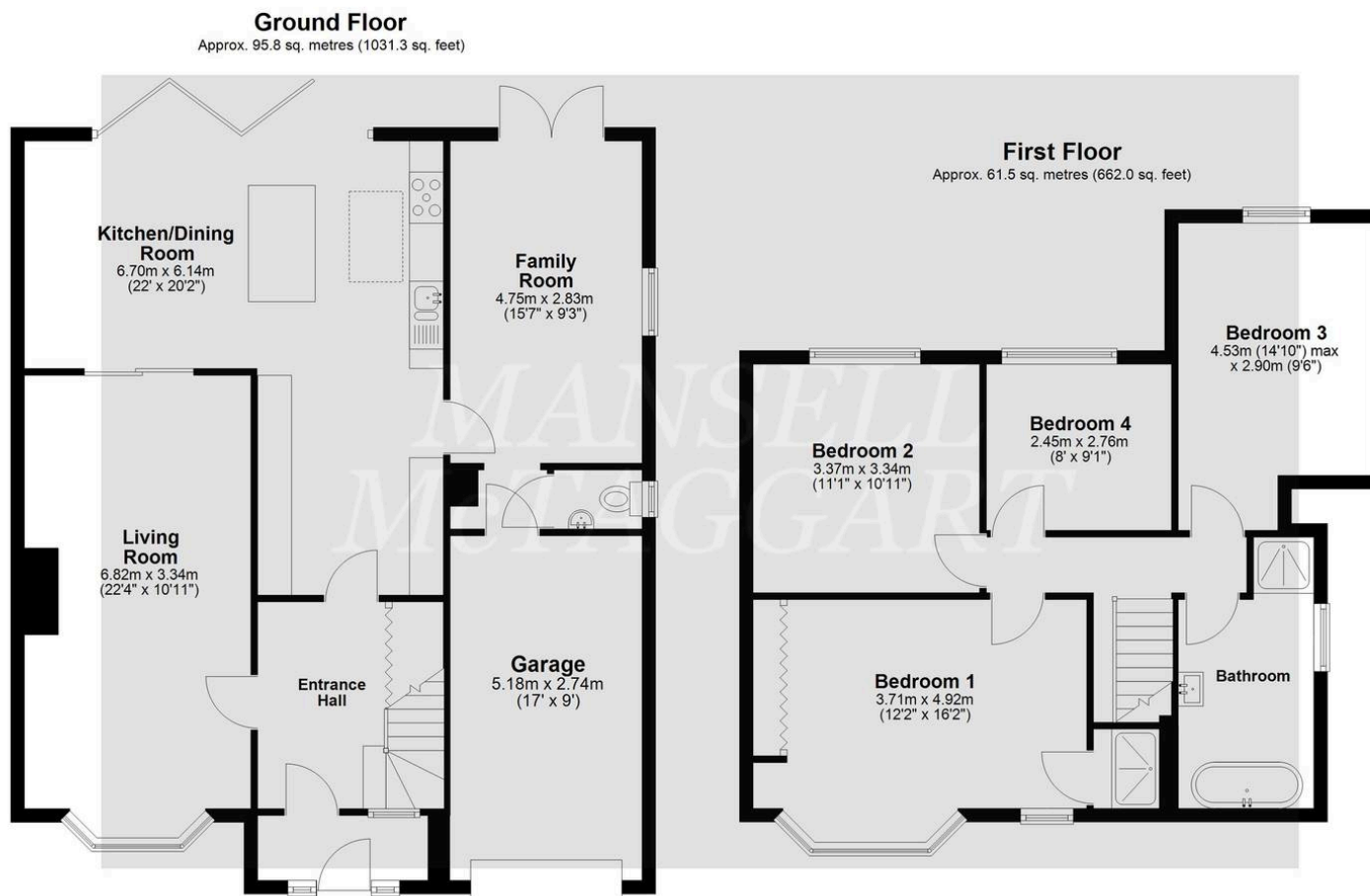
Externally, the property benefits from driveway parking for two/three cars and up and over door access to the single garage, with power and lighting. Gated side access leads to the mainly laid to lawn rear garden, with a patio seating area abutting the rear of the property. Furthermore, there are two sheds, a decked seating area and a variety of shrubs and hedges providing a high level of seclusion and privacy.

Council Tax band: E

Tenure: Freehold

- Detached family home
- Four bedrooms
- Well presented and modern throughout
- Three reception rooms
- 1,693 Sq ft of living space
- Extended and improved
- Driveway parking
- Single garage
- Walking distance to amenities and local schools
- 8 minute walk to East Grinstead train station





Total area: approx. 157.3 sq. metres (1693.3 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.

Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.