



Garden Wood Road, East Grinstead, RH19

FOUR BEDROOM MAIN HOUSE | TWO BEDROOM SELF CONTAINED ANNEXE | FANTASTIC KITCHEN/DINER | LARGE LIVING SPACE | PARKING AND DOUBLE GARAGE | GREAT GARDEN EXCELLENT CONDITION | DESIRABLE LOCATION

Asking Price: £750,000

HUNTERS[®]
HERE TO GET *you* THERE

Garden Wood Road, East Grinstead, RH19

Hunters are delighted to offer to the market this superb detached house improved by the current owners to an exceptional standard. This unique property offers not only a spacious four bedroom house but includes a two bedroom, self contained annexe to the side.

Main House - The main front door opens to a hallway with WC/Cloakroom to your left. Ahead is a superb open plan kitchen/diner with modern fittings and multiple integrated appliances. You will not be short of work surfaces here and a convenient breakfast bar separates the kitchen and the dining area which provides plenty of room for a large family gathering at the table. The dining area opens to a large living room with light pouring in from two directions including patio doors leading to the rear garden. Upstairs four good sized bedrooms can be found, along with a family bathroom with both bath and walk in shower cubicle.

Annexe - Immediately next door can be found a spacious and well appointed two bedroom annexe. The front door leads directly into an open plan lounge and kitchen area. The kitchen benefits from fitted units and worktops as well as some integrated appliances. Patio doors lead to the garden, whilst the stairs lead you up to two decent size bedrooms and another bathroom.

Outside - To the front is ample parking for two cars as well as a double garage. A side access gate takes you through to a lovely rear garden which is mostly laid to lawn with a patio area immediately behind the house. Plenty of room for summer entertaining here and a summer house to store away your garden chairs and loungers.

Located in a very desirable area of East Grinstead, close to many schools and amenities this property has so much to offer.

KITCHEN

3.38m (11' 1") x 4.56m (15' 0")



DINING ROOM

4.56m (15' 0") x 2.52m (8' 3")



LIVING ROOM

6.30m (20' 8") x 3.94m (12' 11")



CLOAKROOM



BEDROOM 2

3.30m (10' 10") x 3.86m (12' 8")



BATHROOM

2.99m (9' 10") x 2.68m (8' 10")



BEDROOM 3

3.30m (10' 10") x 1.95m (6' 5")

MASTER BEDROOM

3.95m (13' 0") x 3.30m (10' 10")



GARDEN



ANNEXE KITCHEN

4.16m (13' 8") x 2.84m (9' 4")

BEDROOM 4

3.97m (13' 0") x 2.97m (9' 9")



ANNEXE LIVING ROOM

4.16m (13' 8") x 3.06m (10' 0")



ANNEXE BEDROOM 1

4.1m (13' 5") x 3.2m (10' 6")



ANNEXE BEDROOM 2

4.08m (13' 5") x 1.48m (4' 10")

ANNEXE BATHROOM

2.21m (7' 3") x 1.45m (4' 9")



OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:00

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.