



Furzefield Road, East Grinstead

Guide Price £1,000,000



4



3



2



Garden

Robert  
Leech



ESTD 1989

# Hill Glen, Furzefield Road

This stunning and traditional looking home occupies a much favoured and private location. Offered Chain Free the property has been finished to an exceptionally high standard with a Inglenook style fireplace and 'Oak' framed windows, giving you a sense of character combined with a modern feel. The gardens offers excellent entertaining space with a selection of lawns and a long gravel driveway leading to a detached barn garage.



1.0  
MILE  
EAST  
GRINSTEAD



1.2  
MILE  
EAST GRINSTEAD  
STATION



7.2  
MILES  
GATWICK  
AIRPORT

- Chain Free
- Detached
- Four Double Bedrooms
- Two Reception Rooms
- Study
- Large Lounge With Feature Fire Place
- Fabulous Master Bedroom
- Double Garage With Electric Charging Point
- Secluded Front And Rear Gardens
- Long Gravel Driveway With Parking For Several Cars
- Gated Entrance

## LOCATION

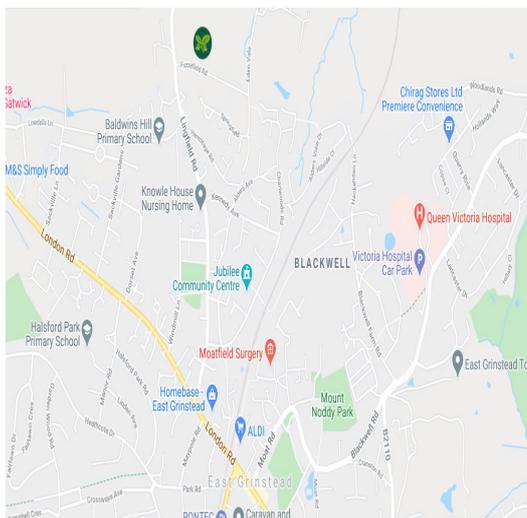
Situated on the edge of the market town of East Grinstead. The center of East Grinstead is less than a mile away providing a comprehensive range of supermarkets including Waitrose and Sainsburys, a cinema, leisure centre (with swimming pool) and a variety of shops, pubs and restaurants

## SCHOOLS

There are four primary schools within a mile and a half of the property, the majority of which are rated good by Ofsted. The two closest secondary schools are Imberhorne and Sackville. Sackville is currently rated good by Ofsted whilst Imberhorne is rated outstanding.

## TRAVEL

For the commuter East Grinstead mainline rail station is a mile and a half away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 11 miles away and for international travel Gatwick airport is just 7.2 miles distant.



robertleech.com

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Surrey RH8 0PG  
01883 717272

**REIGATE**  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

**LINGFIELD**  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

**LONDON**  
121 Park Lane  
London  
W1K 7AG  
0207 0791457

#### Ground Floor:

- Generous entrance hall as you enter the property with solid wood flooring, with access to all rooms on the ground floor and ample space for storage of both shoes and coats
- Spacious bespoke breakfast room spanning down the left hand side of the property, refitted by the current owners with integrated appliances such as dishwasher, oven, coffee machine and free standing range oven with extractor fan above and complimented with granite work tops
- Separate utility room accessed directly from the kitchen, also with access out onto the rear garden
- Dining room with hard wood flooring with a rear aspect
- Large lounge which benefits from being dual aspect creating an abundance of natural light, feature fireplace with burner set in inglenook style fireplace rustic oak mantle and exposed brickwork, the rear garden can be accessed directly via French doors leading to the terrace



#### First Floor:

- Master suite with high ceiling creating a great sense of space and light, dressing room with a range of integrated wardrobes and en suite
- Bedroom two is a very good size double room again benefitting from the high ceiling similar to the master suite, built in wardrobes and en suite
- Large family bathroom refitted to a high standard
- Large landing providing a fantastic study area and storage space



#### Outside Space:

- Private rear garden with decked terrace and patio area, with the rest laid to lawn
- A large very private front garden with mature hedging border and well established tree line to the front of the plot
- Gravel driveway providing ample parking for several cars, double garage with power and charging point for electric car, the garage also has a large mezzanine accessible by a staircase.



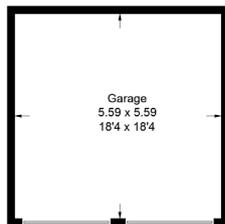
#### FAQ'S

- Freehold
- Local Authority- Mid Sussex District Council
- Council Tax Band - G
- EPC rating- C
- Heating system- Mains gas, with traditional radiators
- Broadband available, ethernet network points and wireless access points in kitchen, sitting room, study and the master suite
- Double Garage and private driveway for several cars
- Length owners have lived at the property- Since 2013
- Existing planning - none



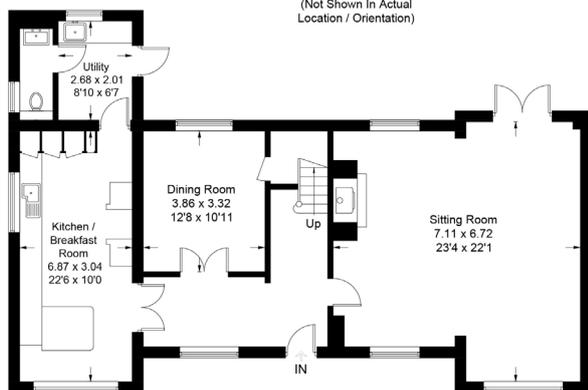


Approximate Gross Internal Area = 206.5 sq m / 2223 sq ft  
 Garage = 31.4 sq m / 338 sq ft  
 Total = 237.9 sq m / 2561 sq ft

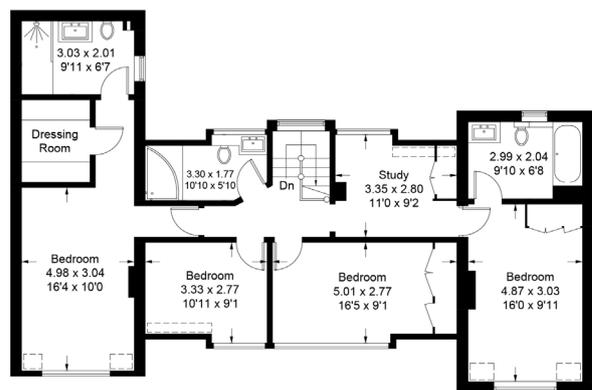


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID684100)  
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