



Eden Gardens, East Grinstead, RH19 2SQ

Guide price £1,000,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

**** GUIDE PRICE £1,000,000 - £1,050,000 **** Welcome to Eden Gardens an exquisite 5-bed detached house, From its attractive exterior to bespoke interiors, every detail exudes charm and sophistication. Exclusively listed by Monochrome Homes

Overview

Step into luxury craftsmanship from the moment you approach this remarkable property. Outside, be greeted by the warm glow of garden and driveway lighting, either controlled internally or activated by sensors as you arrive. Park effortlessly with the convenience of a resin driveway and garage with electric doors

Experience eco-conscious living with a "Zappi" car charger, seamlessly connected to solar panels, intelligently managed by a myenergi – Eddi controller. This innovative system ensures efficient energy use, even diverting surplus energy to heat your hot water when the car charger is not in use.

Inside, we urge you to discover bespoke fitted furniture throughout, including a front hall bespoke shoe storage and hall wallpaper by Natural Textures. Indulge in meticulous craftsmanship, from the solid oak handrail to the bespoke blinds by Casamance in the front living room. A handmade media wall compliments the living room at the rear whilst the front reception room provides a bay fronted view over front gardens.

The kitchen is a culinary delight, featuring bespoke design, quartz stone worktops by Richard Smythe, and integrated appliances including Siemens oven and Fisher & Paykel American fridge freezer. The centre island with villeroy and Boch sink and Perris and Row living brass taps compliments the kitchen/dining area and adds a real sense of luxury. A downstairs W/C is useful in its ways and utility can be found adjacent to the kitchen.

Relax in the landscaped gardens with bi-folding doors leading to multiple patio areas, adorned with garden lights and festoon lights, perfect for enjoying the outdoors day or night. Discover two copper water features and a charming painted garden shed by Crane Garden Buildings. Entertain with ease using additional external sockets for festive lighting. Upstairs, you are spoilt with five versatile double bedrooms which the master offering designer light illuminate bespoke wardrobes and en-suite bathrooms to bedroom one and two. With additional storage solutions. One bedroom is currently being used as a professional office space and provides bespoke furniture for a productive workspace. The loft is fully boarded loft provides access to solar panels.

Viewings are highly recommend and are by appointment only

Eden Gardens, RH19

Approximate Gross Internal Area
189.3 sq m / 2038 sq ft
Garage = 26.5 sq m / 285 sq ft
Total = 215.8 sq m / 2323 sq ft



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 any decisions reliant upon them. (ID:1053057)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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