



Connells

Perry Avenue
EAST GRINSTEAD



Property Description

Connells are pleased to present to the market this carefully extended and modified 3 - 4 bedroom end of terraced house, situated on the favoured Western side of East Grinstead. The property boasts flexible accommodation throughout to suit a variety of needs to make the perfect family home. Internally, the property offers an entrance porch and entrance hall for storage, and leads onto a bright and spacious lounge/diner. This double aspect room benefits from patio doors to the rear, flooding the room with light. The lounge area has a brick feature fireplace, and there is an ideal area for dining too. To the rear, there is a beautifully extended kitchen/ breakfast room. The kitchen itself benefits from a range of built in appliances and a feature 'island/ bar area', creating the ideal area to host and entertain. In addition to this, there is a further reception room currently being used as a home office, but could easily be used as a further bedroom or play room. . There is also a downstairs shower room. On the first floor, the property benefits from a master bedroom to the rear with built in storage and an equally spacious second double bedroom to the front. The accommodation is complete with a good sized third bedroom and a white suite family bathroom. Externally, the property offers a large paved driveway to the front and a beautiful garden to the rear. The garden is laid to lawn with a decking area, and at the far end, there is a log cabin with power. A MUST SEE!

Front

Paved driveway, leading to

Entrance Porch

Leading to,

Entrance Hall

Stairs to first floor, laminate flooring, power points and radiator.

Downstairs Shower Room

Low level WC, wash hand basin and heated towel rail. Corner shower unit with shower overhead. Tiled walls and tiled flooring.

Lounge

16' 1" x 12' 8" (4.90m x 3.86m)

Window to front, feature gas fireplace and surround, TV point and telephone point. Under stairs storage cupboard, laminate flooring, power points and radiator.

Dining Area

10' 2" x 7' 9" (3.10m x 2.36m)

Patio door to rear, laminate flooring, power points and radiator.

Kitchen / Breakfast Room

16' 1" x 14' 8" (4.90m x 4.47m)

Window and door to rear. A range of base and wall mounted units, stainless steel sink top and drainer. Space for range oven and extractor fan overhead. Space for fridge freezer, space for fridge, and plumbing for dish washer. Feature island with bar area.

Office

12' 1" x 5' 9" (3.68m x 1.75m)

Window to front, laminate flooring and power points.

First Floor Landing

Door to all rooms, loft access and power points.

Bedroom One

12' 5" x 9' 8" (3.78m x 2.95m)

Window to rear, storage cupboard, fitted carpet, power points and radiator.

Bedroom Two

11' 8" x 9' 8" (3.56m x 2.95m)

Window to front, fitted carpet, power points and radiator.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m)

Window to front, fitted unit, fitted carpet, power points and radiator.

Family Bathroom

Window to rear. Low level WC, wash hand basin and vanity unit. Panelled bath with taps. Storage cupboard with plumbing for both washing machine and tumble dryer. Part tiled walls, laminate flooring and radiator.

Rear Garden

Enclosed by fences with gated rear access. Laid to lawn with an area of decking. Border of shrubs.

Log Cabin

8' 9" x 15' 4" (2.67m x 4.67m)

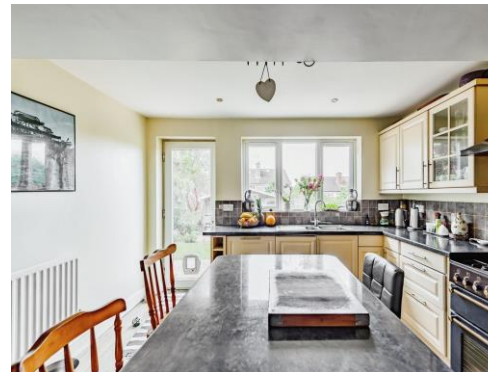
Window and door to front. Fitted carpet and power points.

Parking

Driveway to front

Garage

Located en bloc









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/EGR404355

Tenure: Freehold



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