



Connells

Greenstede Avenue
East Grinstead



Property Description

GUIDE PRICE: £425,000 - £450,000. Connells are delighted to offer for sale this tastefully presented and extended property which has been modernised throughout by the current owners. In our opinion this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the overall size of the downstairs accommodation as well as the presentation throughout. Entering the property you are immediately met by an entrance hallway which provides access to the downstairs accommodation and stairs rising to the first floor. Located at the front of the property is the light and airy lounge which benefits from a window with views out to the front aspect and a feature fireplace. A separate dining room leads into an extension housing the kitchen and includes a range of eye and base level units, built in cooker, hob, area for a table and chairs and French doors leading outside to the rear garden. The ground floor also benefits from a modern WC & a convenient utility room. Rising to the first floor there are three well-proportioned bedrooms, with the master benefitting from built in storage. There is also an additional loft room, which are all complemented by a family bathroom with both bath and shower facilities. Externally, there is a spacious front garden laid to lawn with a border of mature shrubs. The rear gardens are laid to lawn with a patio area, with a pergola ideal for entertaining and a border of beautiful fruit trees and bushes.

Front

Path to door and lawn garden to front,

enclosed by fences with gate to the front.

Entrance Hall

Window to the front, double radiator, wooden flooring, and under stairs storage cupboard.

Wc

Window to the side, low level flush wc, wash hand basin, tiled walls, and tiled flooring.

Lounge

10' 10" x 13' 2" (3.30m x 4.01m)

Window to the front, Victorian style feature fireplace, TV point, and radiator.

Dining Room

10' 1" x 13' 2" (3.07m x 4.01m)

Doors to rear built in storage cupboard, double radiator, and power points,

Kitchen

13' 1" x 15' 9" (3.99m x 4.80m)

Windows to side and rear and patio doors to rear garden. A range of base and wall mounted units, with granite work tops over. Sink top and drainer with granite splash back, space for a American fridge freezer, integral electric oven, gas hob and extractor fan overhead. Built in microwave, and dishwasher.

Utility Room

7' 10" x 6' 5" (2.39m x 1.96m)

Window to the rear, space for a fridge freezer, and plumbing for both washing machine, and tumble dryer. Single drainer sink unit with work top, and wall mounted boiler.

Landing

Window to side. Access to the loft room via ladder, and radiator.

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

Window to front, built in storage cupboard, radiator and power points.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m)

Window to rear, radiator and power points.

Bedroom Three

9' 7" x 7' 1" (2.92m x 2.16m)

Window to rear, built in unit, radiator and power points.

Family Bathroom

Window to the front, low level WC, wash hand basin and vanity unit. Corner bath with mixer taps and shower attachment overhead. Part tiled walls and storage cupboard.

Loft Room

Fitted carpet and power points.

Rear Garden

Enclosed by fences with gated side access.

Laid to lawn with patio area and covered Pergola. Brick built BBQ & Pizza Oven. Chicken coop and outside tap.

Parking

Communal to the side,

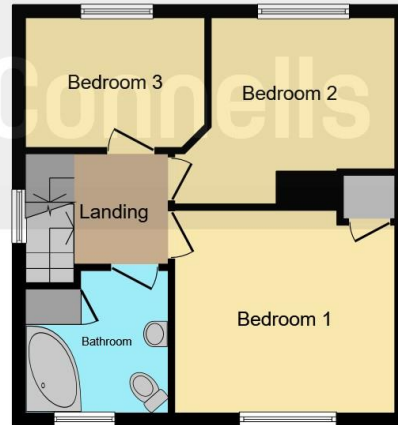




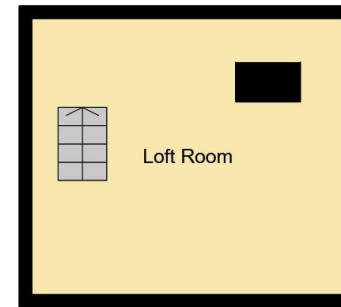




Ground Floor



First Floor



Loft Floor

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

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: D

view this property online connells.co.uk/Property/EGR404387

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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