



Connells

Benchfield Close
East Grinstead



Property Description

Connells are pleased to present to the market this spacious three bedroom end of terraced family home, situated in this ever popular residential location within East Grinstead. The property is presented to the market in good order throughout and would make an ideal family home. Internally, there is a spacious entrance hall with built in storage and a downstairs WC. This leads onto a spacious lounge and onto a bright and spacious conservatory which is used as the dining area, with access to the rear garden. There is also a good sized kitchen, offering ample work top and storage space alongside space for a range of modern appliances and white goods. On the first floor, the property boasts three double bedrooms, with the master offering fitted wardrobes and units. The accommodation is complete with a family bathroom offering both bath and shower facilities. Externally, there is a large paved driveway to the front with off road parking for multiple cars, whilst to the rear, there is a larger than average rear garden which is laid to lawn with gated side access. Located in this popular residential location, there is access to Ofsted rated schools and local bus routes. The town centre and Forest Row are also both within easy reach.

Front Garden

With driveway to front leading to front door.

Entrance Hall

With door to lounge. Storage cupboard and coat hanging space.

Cloakroom

With window to front. WC and wash hand basin.

Lounge

17' 10" x 11' 5" (5.44m x 3.48m)

With patio doors to rear. Stairs to first floor. TV point, radiator, laminate flooring and power points.

Kitchen

10' 8" x 8' 4" (3.25m x 2.54m)

With window to rear. Range of wall and base units. Sink and drainer. Electric oven and gas hob with extractor over. Space for fridge freezer. Plumbing for washing machine. Laminate flooring and power points.

Conservatory

11' 8" x 10' 7" (3.56m x 3.23m)

With windows to the side and rear and door to garden. Laminate flooring, radiator and power points.

Landing

With window to side and doors to all rooms. Access to loft. Laminate flooring and power points.

Bedroom 1

10' 10" x 11' 8" (3.30m x 3.56m)

With window to front. Fitted wardrobes and units. Radiator power points and carpet.

Bedroom 2

13' 9" x 9' (4.19m x 2.74m)

With window to the front. Radiator, power points and carpet.

Bedroom 3

10' 3" x 8' 11" (3.12m x 2.72m)

With window to the rear. Radiator, power points and carpet.

Bathroom

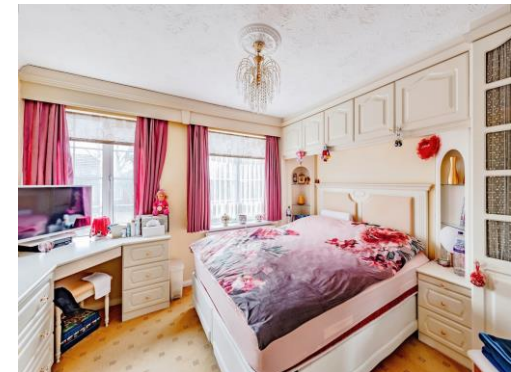
With window to the rear. WC, wash hand basin with vanity unit. Panelled bath with mixer tap and shower over and vanity screen. Tiled walls and floor.

Rear Garden

With fenced boundaries with side access. Laid to lawn with patio area and garden shed.

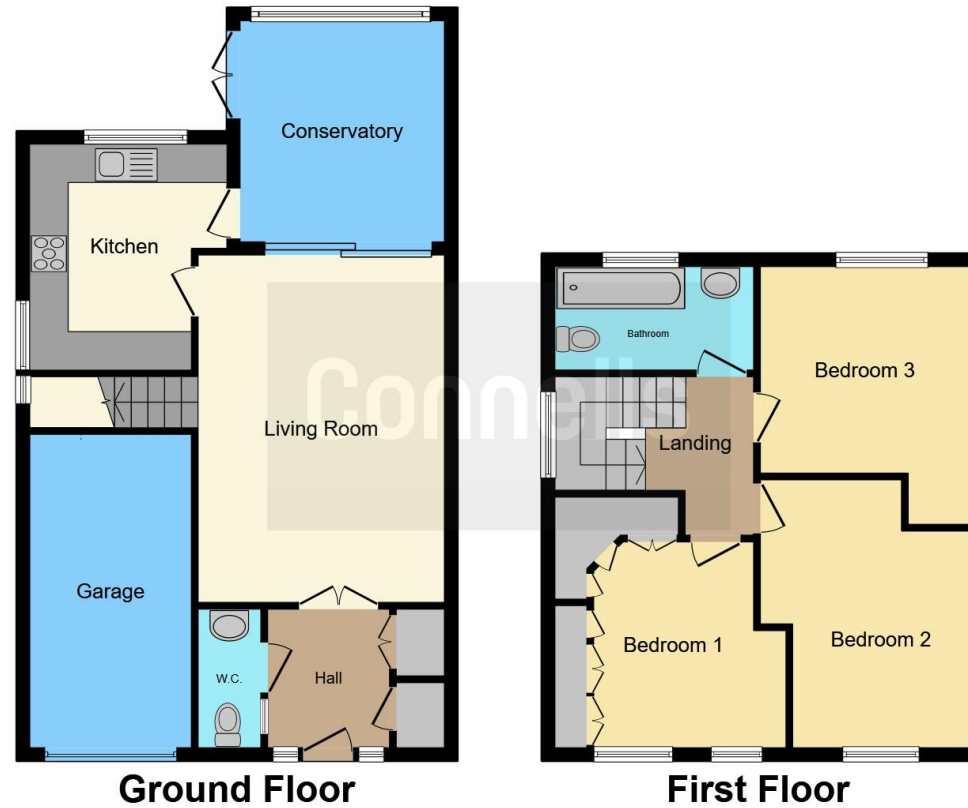
Parking

Driveway to front.









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/EGR402059](https://www.connells.co.uk/Property/EGR402059)

Tenure: Freehold



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