



**Connells**

St. Michaels Road  
East Grinstead



## Property Description

Connells are delighted to offer for sale this modern three bedroom semi-detached house that is tucked away in a quiet cul de sac and only a short walk into East Grinstead town centre. The property has been maintained to an incredibly high standard and an early viewing is highly recommended in order to appreciate the property in full. Internally, the property comprises of an entrance hall with under stairs storage and access to a convenient WC. Located to the left, is this triple aspect kitchen/dining room which benefits from a range of eye and base level units, granite surface space, and a range of modern integrated appliances, there is also a spacious dining area, creating the perfect space to host and entertain. Located to the rear of the property is a bright and airy lounge which is tastefully decorated, and has French doors leading out to a conservatory with under floor heating, as well as access to the rear garden. On the first floor, there is a large master bedroom, with en-suite shower room. There are two further double bedrooms and a modern family bathroom, with both bath and shower facilities. Externally, there is allocated parking for two vehicles located at the side of the property. To the rear is an enviable rear garden spanning an incredible width, which is mainly laid to lawn with a patio area, hot tub and garden shed. Situated within easy reach of the town centre, there is ideal access to local shops, Ofsted rated schools, supermarkets and the train station.

## Front Garden

Path leading to front door and lawn garden to side.

## Entrance Hall

Understairs cupboard and laminate flooring.

## Cloakroom

With window to the front. Suite comprising WC and wash hand basin. Heated towel rail and tiled floor.

## Lounge

10' 6" x 18' 5" ( 3.20m x 5.61m )

With patio doors to the rear. TV point, power points, radiator and laminate flooring.

## Kitchen

19' 9" x 10' 5" ( 6.02m x 3.17m )

Triple aspect with windows to the front, side and rear. Range of wall and base units with granite worktops incorporating a sink with mixer taps. Built-in fridge freezer, dishwasher and washing machine. Electric oven, gas hob with extractor over. Bar area. Wall mounted boiler, power points and tiled floor.

## Conservatory

14' 6" x 9' 5" ( 4.42m x 2.87m )

With windows to the side and rear and doors to the garden. Underfloor heating and laminate flooring.

## Landing

With window to the front and doors to all room. Storage cupboard and fitted carpet.

## Bedroom 1

11' 7" x 15' 10" ( 3.53m x 4.83m )

With window to the rear. Built-in wardrobes, power points, radiator and fitted carpet.

## En Suite

With window to the rear. Suite comprising WC, wash hand basin and shower unit with shower overhead. Heated towel rail and extractor fan.

## Bedroom 2

10' 7" x 11' ( 3.23m x 3.35m )

With window to the rear. Power points, radiator and fitted carpet.

## Bedroom 3

7' 10" x 10' 6" ( 2.39m x 3.20m )

With window to the front. Power points, radiator and fitted carpet.

## Bathroom

With window to the front. Suite comprising WC, wash hand basin and panelled bath with mixer taps and shower attachment. Part-tiled walls and tiled floor.

## Rear Garden

With fenced boundaries and side access. Laid to lawn with patio area and hot tub. Outside tap.

## Parking

To the side of the property with space for two cars.









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: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR404598](http://connells.co.uk/Property/EGR404598)**



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