



Connells

Warren Close
Felbridge East Grinstead



Property Description

GUIDE PRICE £500,000 - £525,000. Connells are pleased to present to the market this spacious three bedroom detached family home, situated in an enviable cul de sac location within Felbridge, East Grinstead. The property is presented to the market with no onward chain, and would make an ideal long term family home. Internally, the property has an inviting entrance hall, leading to a spacious double aspect lounge/diner, with patio doors to the rear and a feature fire place to the front. There is also a well equipped kitchen, with ample work top and storage space, as well as a range of built in white goods, with space for further appliances. There is also side access to the garden and garage. On the first floor, the property benefits from two double bedrooms, one of which offers built in storage space. There is also a larger than average third bedroom ideal as a children's bedroom or home office. There is also a family bathroom with both bath and shower facilities. Externally, the property benefits from a front garden laid to lawn with a driveway to the side. There is also an enclosed rear garden laid to lawn too. The garage is positioned to the side, with an up and over door to the front and side access, there is also internal power and light. Situated in the popular residential location of Felbridge, there is easy access to a village shop and primary school, with further shops and Ofsted rated secondary schools within easy reach.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or

bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Garden

Laid to lawn with path leading to front door.

Entrance Hall

Stairs leading to first floor, understairs storage cupboard, radiator and fitted carpet.

Cloakroom

With window to the side. WC, wash hand basin and laminate flooring.

Lounge/diner

22' 2" x 12' (6.76m x 3.66m)

With window to the front and patio doors to the rear. Feature fire and surround. TV point, power points, radiator and fitted carpet.

Kitchen

11' 7" x 8' 7" (3.53m x 2.62m)

With window to the rear and door to the side. Range of wall and base units. Sink and drainer with mixer tap. Electric eye-level oven, gas hob and extractor over. Built-in fridge freezer, dishwasher and washing machine.

Landing

With window to the front and doors to all rooms. Access to the loft and fitted carpet.

Bedroom 1

11' 3" x 12' 1" (3.43m x 3.68m)

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

Bedroom 2

11' 1" x 12' 1" (3.38m x 3.68m)

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

Bedroom 3

6' 9" x 9' 1" (2.06m x 2.77m)

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

Bathroom

With window to the side. Suite comprising WC, wash hand basin and bath with shower over and vanity screen. Tiled walls, radiator and laminate flooring.

Rear Garden

Laid to lawn with patio area. Fenced boundaries with gated side access.

Parking

Driveway to front.

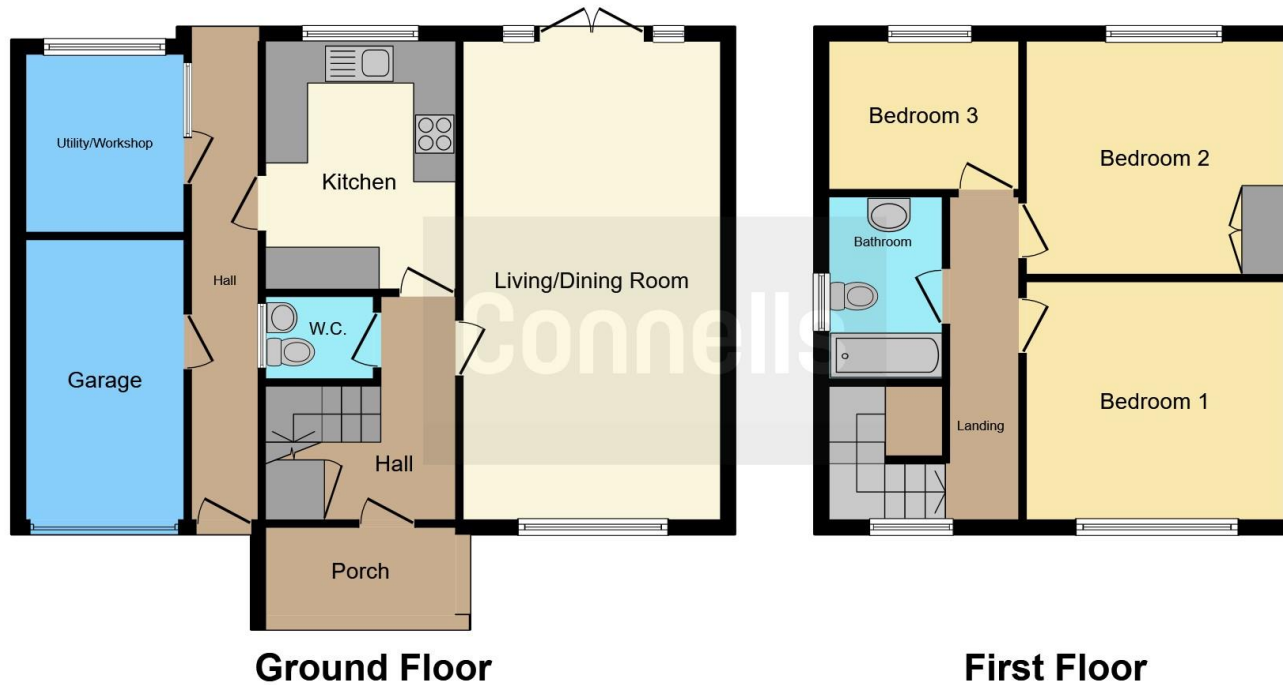
Garage

Garage to the front with up and over door and internal power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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/EGR404581

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGR404581 - 0006