



Connells

Estcots Drive
EAST GRINSTEAD



Property Description

Connells are pleased to present to the market this well presented three bedroom mid terraced home, located on the ever popular Estcots Drive estate within East Grinstead. The property is presented to the market in good order throughout and would make an ideal first time purchase. Internally, the property benefits from an entrance hall with built in storage, this leads through to a double aspect lounge/diner, with a spacious lounge area to the front and a dining area to the rear with patio doors to the rear garden. There is also a modern kitchen, which offers space for a range of modern appliances and white goods. On the first floor, the property has a master bedroom to the rear, with two further bedrooms to the front, one being a double and one being a single bedroom, ideal as a children's bedroom or home office. The accommodation is complete with a well maintained family bathroom, with both bath and shower facilities. Externally, the property has a front lawn garden and a rear garden, with a large patio area and gated rear access, leading onto the parking area, where there are two allocated spaces, as well as further parking areas to the front. Located in this popular residential location, there is easy access to Ofsted rated schools, and a range of bus routes. The town centre is also within easy reach.

Front

Path to door and lawn garden to side.

Entrance Hall

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

Lounge

15' x 10' 11" (4.57m x 3.33m)

Window to front, under stairs storage cupboard and TV point. Feature fire place and surround, laminate flooring, power points and radiator.

Dining Area

8' 8" x 6' 10" (2.64m x 2.08m)

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

Kitchen

9' 7" x 6' 9" (2.92m x 2.06m)

Window to rear. A range of base and wall mounted units, stainless steel sink top and drainer. Electric eye level oven, electric hob and extractor fan overhead. Space for fridge freezer and plumbing for both washing machine and dish washer. Laminate flooring and power points.

First Floor Landing

Door to all rooms. Loft access, storage cupboard and fitted carpet.

Bedroom One

9' x 12' 1" MAX (2.74m x 3.68m MAX)

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

Bedroom Two

7' 7" x 9' 10" (2.31m x 3.00m)

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

Bedroom Three

6' 6" x 6' 2" (1.98m x 1.88m)

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

Family Bathroom

Low level WC, wash hand basin and panelled bath with shower overhead and vanity screen. Heated towel rail and tiled flooring.

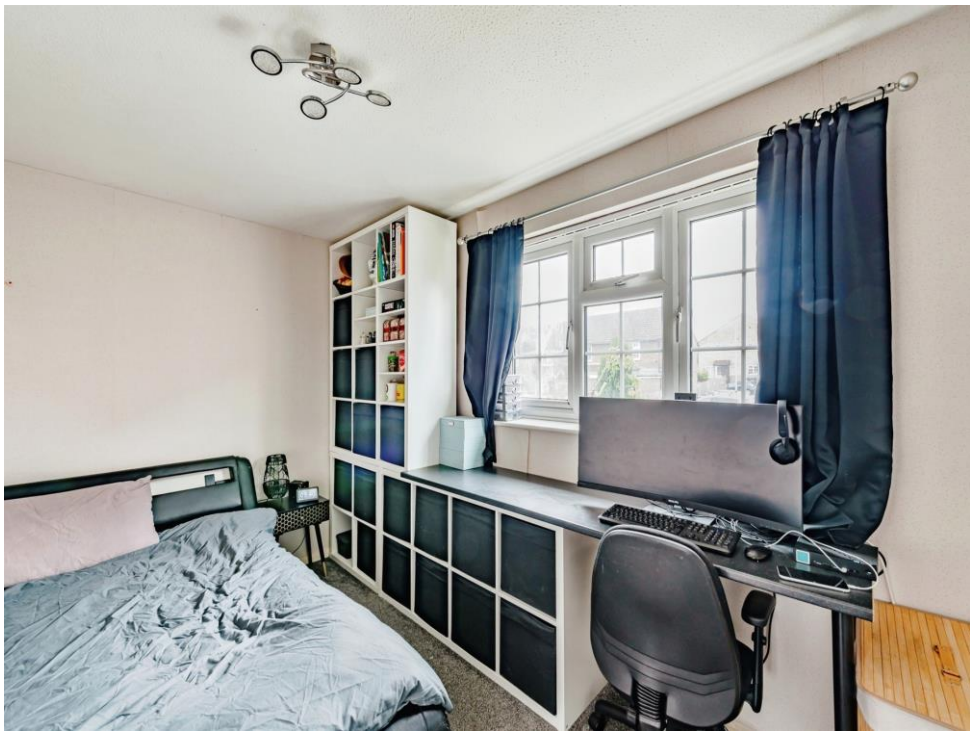
Rear Garden

Enclosed by fences with gated rear access. Patio and garden shed.

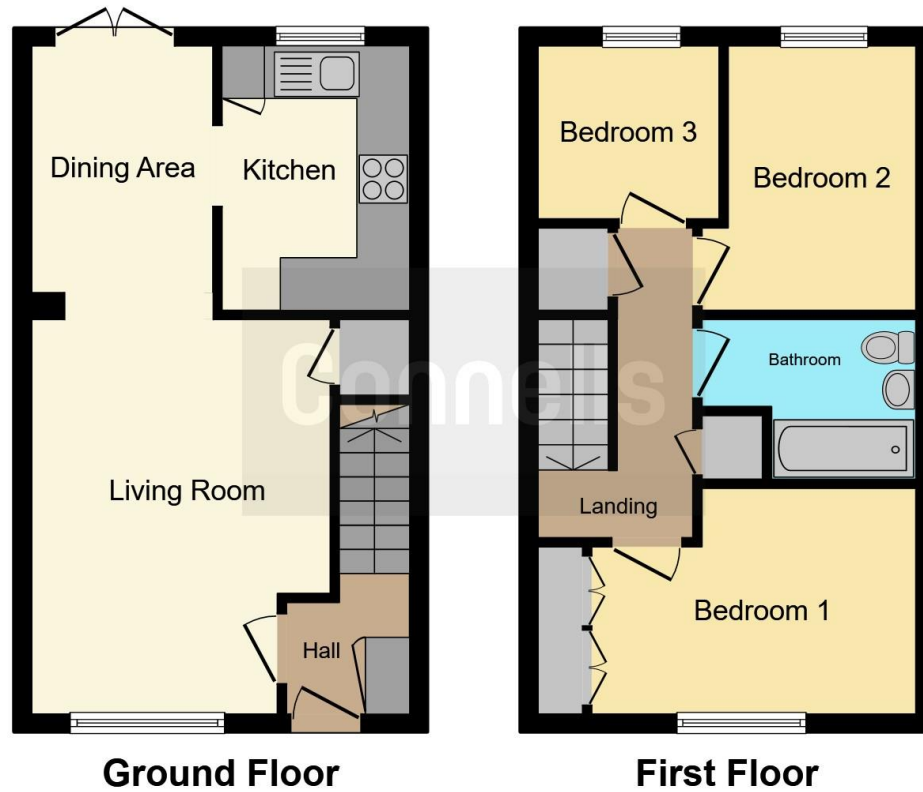
Parking

Two allocated parking spaces to the rear.









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

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EPC Rating: D

view this property online connells.co.uk/Property/EGR404485

Tenure: Freehold



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