



Connells

Holtye Road
East Grinstead



Property Description

Connells are pleased to present to the market this well presented three bedroom detached family home, located on the popular Holtze Road, offering easy access to the town centre. The property has been recently upgraded and has been maintained to a high standard throughout, to create a fine example of a family home. Internally, the property comprises of a storm porch and then onto a double aspect lounge, with patio doors to the rear and leading onto the rear garden. There is a recently upgraded kitchen to the front, which boasts ample work top and storage space, with a range of integrated modern appliances with space for further goods. There is also a utility room to the rear, offering space for further white goods and additional access to the rear garden. A convenient WC, completes the ground floor accommodation. On the first floor, there is a large landing area leading to all rooms. The master bedroom is positioned at the front, with a second equally spacious double bedroom to the front too. There is a larger than average third bedroom to the rear, with a built in storage cupboard, making this an ideal home office or children's bedroom. The accommodation is complete with a modern family bathroom, offering both bath and shower facilities. Externally, the property boasts a large driveway with off road parking for multiple cars, alongside an attractive lawn garden. Whilst to the rear, there is an enclosed rear garden, which is laid to lawn with a patio area and side access.

Front Garden

Laid to lawn with hedge borders and driveway

to side leading to entrance.

Lounge

20' 8" x 10' 4" (6.30m x 3.15m)

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

Inner Hall

With laminate flooring.

Cloakroom

With window to the rear. Suite comprising WC and wash hand basin. Laminate flooring.

Kitchen

9' 11" x 10' 2" (3.02m x 3.10m)

With window to the front. Range of wall and base units. Electric oven, electric hob and extractor over. Space for fridge freezer, built-in dishwasher. Storage cupboard, power points and laminate flooring.

Utility Room

5' 10" x 6' (1.78m x 1.83m)

With door to the rear. Range of wall and base units incorporating stainless steel sink and drainer. Plumbing for washing machine and tumble dryer. Power points, radiator and laminate flooring.

Landing

With window to the rear. Doors to all rooms. Storage cupboard, access to the loft and laminate flooring.

Bedroom 1

14' 1" max x 10' 11" (4.29m max x 3.33m)

With window to the front. TV point, power points, radiator and laminate flooring.

Bedroom 2

11' 9" x 10' 8" (3.58m x 3.25m)

With window to the front. Storage cupboard, power points, radiator and laminate flooring.

Bedroom 3

9' 1" x 6' 11" (2.77m x 2.11m)

With window to the rear. Storage cupboard, power points, radiator and laminate flooring.

Family Bathroom

With window to the rear. Suite comprising WC, wash hand basin with vanity unit. Panelled bath with shower over and vanity screen. Heated towel rail, part-tiled walls and tiled floor.

Rear Garden

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

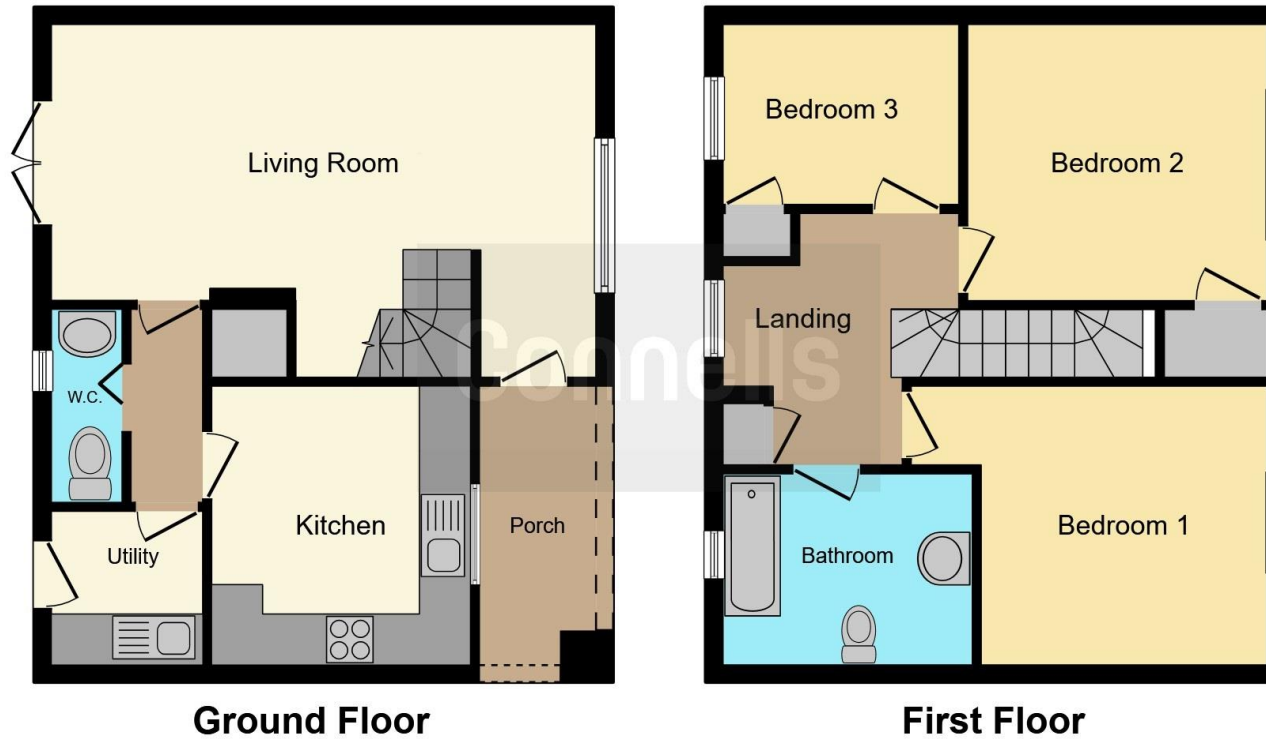
Parking

Driveway with room for three cars.









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: C

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Tenure: Freehold



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