



Connells

Blackwell Farm Road
East Grinstead



Property Description

NO ONWARD CHAIN - A MUST SEE! A truly unique three-bedroom detached family home, positioned on a generous plot and is offered to the market with no onward chain. Internally, the property benefits from an inviting entrance hall with a downstairs WC to the front. This leads through to a well-equipped kitchen, offering space for a range of modern appliances and white goods. The kitchen leads onto a utility cupboard with further storage space and gives access to the rear garden. The property also benefits from a double aspect lounge, with feature fireplace and surround. There is also a conservatory to the rear, overlooking the garden. On the first floor, the spacious theme continues with a double aspect master bedroom to the front, a further double bedroom to the rear and a larger than average third bedroom, which is ideal as a children's bedroom or home office. The accommodation is complete with a modern family bathroom offering both bath and shower facilities. Externally, the property benefits from a lawn front garden and a generously sized rear garden which is also laid to lawn. The driveway is positioned to the rear offering space for multiple vehicles. The property

sits just a short walk from East Grinstead town centre, Ofsted rated schools and the mainline train station.

Front Garden

Path leading to door and lawn area to the side.

Entrance Hall

With stairs leading to first floor. Storage cupboard, radiator, power points and laminate flooring.

Cloakroom

With window to the side. Suite comprising WC and wash hand basin with vanity unit under. Part-tiled walls, tiled floor and radiator.

Lounge

19' 5" x 12' 1" (5.92m x 3.68m)

With windows to the front and side and patio door to the rear. TV point, feature fireplace and surround. Power points, radiator and fitted carpet.

Kitchen

8' 7" x 10' 10" (2.62m x 3.30m)

With window to the rear. Range of wall and base units with worktops incorporating stainless steel sink and drainer. Space for oven with extractor over. Space for fridge freezer and plumbing for dishwasher. Part-tiled walls, tiled floor and power points.

Utility Cupboard

7' 10" x 2' 9" (2.39m x 0.84m)

With door to side. Storage cupboard, plumbing for washing machine and tiled floor.

Conservatory

8' 5" x 9' 10" (2.57m x 3.00m)

With door to garden and windows to the side. Radiator and fitted carpet.

Landing

With window to the side and doors to all rooms. Access to loft, storage cupboard and fitted carpet.

Bedroom 1

9' 6" x 13' 5" (2.90m x 4.09m)

With windows to the front and side. Radiator, power points and fitted carpet.

Bedroom 2

8' 10" x 13' 1" (2.69m x 3.99m)

With windows to the side and rear. Radiator, power points and fitted carpet.

Bedroom 3

7' 4" x 11' 7" (2.24m x 3.53m)

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

Bathroom

With window to the side. Suite comprising WC, wash hand basin with vanity under and panelled bath with mixer tap and shower over. Heated towel rail, part-tiled walls and tiled floor.

Rear Garden

Laid to lawn with fenced boundaries and side access.

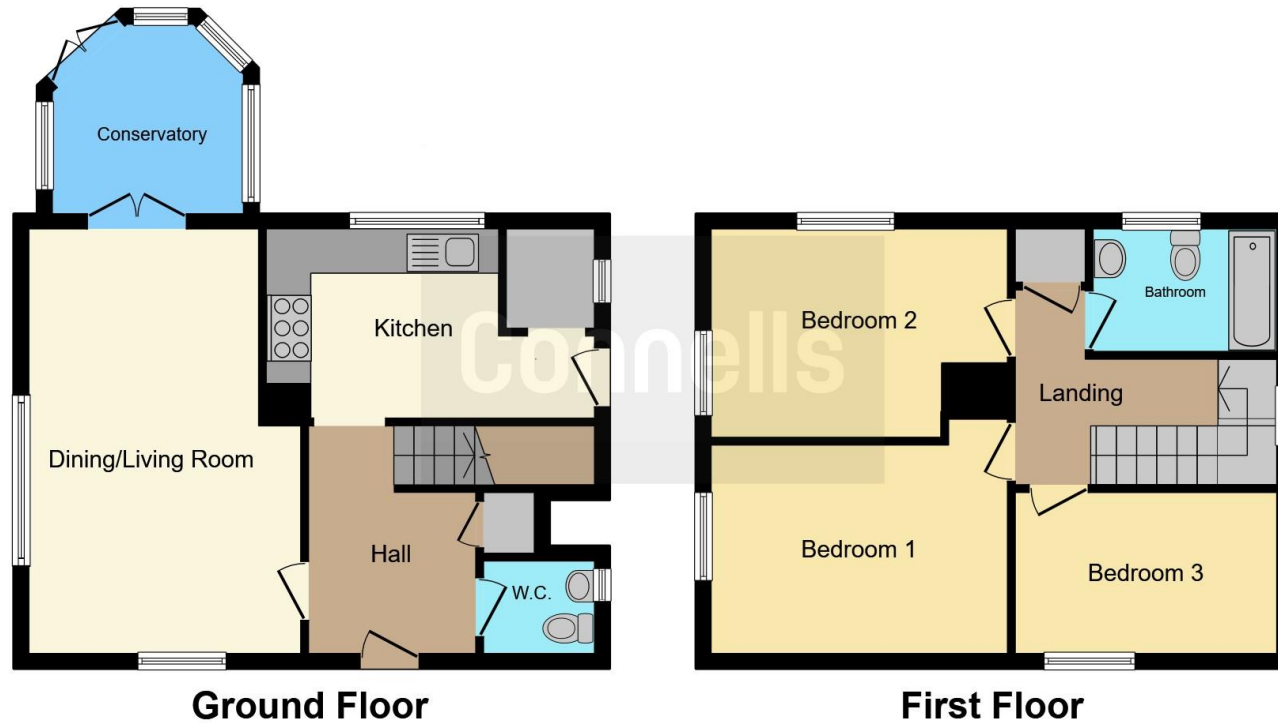
Parking

Driveway to rear with access to further gated parking.









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

Tenure: Freehold

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