



**Connells**

Stockwell Road  
East Grinstead



# Stockwell Road East Grinstead RH19 4AU

for sale guide price  
**£410,000 - £420,000**



## Property Description

GUIDE PRICE: £410,000 - £420,000. A TRULY BEAUTIFUL HOME. A fine example of an extended and particularly spacious two-bedroom end of terraced home, situated on the outskirts of East Grinstead town centre. The property has been lovingly maintained and is a truly unique home. Internally, the property comprises of an entrance hall with storage space. This leads through to the modern kitchen/breakfast room positioned to the front of the property. The property itself boasts ample work top and storage space, with further space for a range of modern appliances and white goods. To the rear of the property is an extended lounge and dining room. This double aspect room has windows to the side and rear and benefits from patio doors to the rear garden. The ground floor also benefits from a WC. On the first floor, the property boasts a large master bedroom spanning the width of the property with unrivalled views to the rear. There is also a good sized second bedroom and a modern family bathroom, with both bath and shower facilities. Externally, the property has plenty to offer with a beautifully maintained rear garden laid to lawn with patio area. There is a driveway to the front and a garage offering access to the rear garden and internal power and light. Situated in this popular residential location, you are within easy reach of local shops and the town centre.

## Front Garden

Shingle frontage with path leading to the front door.

## Entrance Hall

With door to front and side and stairs leading to first floor. Storage cupboard, radiator and laminate flooring.

## Cloakroom

Low level WC and laminate flooring.

## Lounge

10' 1" x 15' 11" ( 3.07m x 4.85m )

With feature fireplace and surround, TV point, power points, radiator and fitted carpet.

## Dining Room

9' 6" x 15' ( 2.90m x 4.57m )

With window to the side and window and double doors to the rear. TV point, power points, radiator and fitted carpet.

## Kitchen

8' 5" x 12' 6" ( 2.57m x 3.81m )

With window to the front. Range of wall and base units with work tops over incorporating stainless steel sink and drainer. Electric eye-level oven and gas hob with extractor over. Built-in fridge freezer, built-in dishwasher and plumbing for washing machine. Wall mounted boiler, power points, radiator and laminate flooring.

## Landing

With doors to all rooms and access to the loft. Storage cupboards and fitted carpet.

## Bedroom 1

9' 11" x 16' ( 3.02m x 4.88m )

With windows to the rear. Built-in cupboard and built-in wardrobes with sliding mirror doors. TV point, power points, radiator and fitted carpet.

## Bedroom 2

8' 1" x 9' 4" ( 2.46m x 2.84m )

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

## Bathroom

With window the front. Suite comprising low level WC, wash hand basin and panelled bath with mixer tap and shower over and vanity screen. Heated towel rail, tiled walls and laminate flooring.

## Rear Garden

Laid to lawn with patio area and borders of mature shrubs and bushes. Pond and garden shed.

## Parking

Driveway to the front.

## Garage

With up and over door to rear. Door to rear and power.



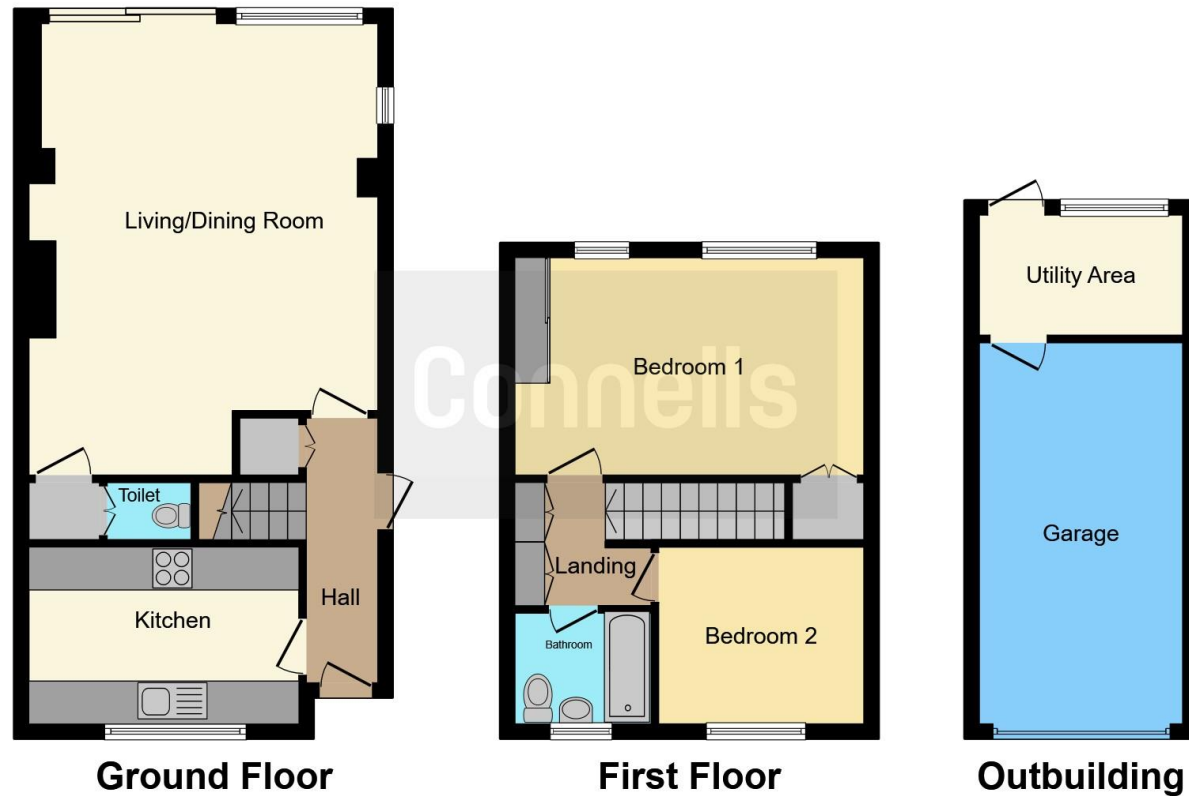












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

**EPC Rating: D**

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Tenure: Freehold



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