



Connells

Herontye Drive
East Grinstead



Property Description

GUIDE PRICE: £375,000 - £400,000. NO ONWARD CHAIN! A spacious three-bedroom end of terraced family home, situated in the ever popular Herontye estate within East Grinstead. The property is presented to the market with no onward chain and would make an ideal first-time purchase. Internally, the property benefits from an entrance hall leading through to spacious double aspect lounge/diner with the rear of the room used as a dining area with patio doors to the garden flooding the room with light. There is also a well-equipped kitchen which benefits from ample work top and storage space, with space for a range of modern appliances. On the first floor, there is a master bedroom to the front offering built in wardrobe space, whilst to the rear there is a second double bedroom. The accommodation is complete with a good sized third bedroom ideal as a children's bedroom or home office. Alongside a modern family bathroom, complete with both bath and shower facilities. Externally, the property has plenty to offer with a corner plot garden laid to lawn with an area of decking and gated side access. There is also an allocated parking space and garage en bloc to the side, as well as further communal parking close by. Located in this popular residential location, there is easy access to the town centre and Sackville secondary school.

Front Garden

With lawn area to side and path leading to front door.

Entrance Hall

Telephone point, power points and door leading to

Lounge

16' max x 12' 2" (4.88m max x 3.71m)

With window to the front. Understairs cupboard, TV point, power points, radiator and fitted carpet.

Dining Room

10' x 7' 9" (3.05m x 2.36m)

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

Kitchen

8' 8" x 7' 2" (2.64m x 2.18m)

With window to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for oven, space for fridge freezer and plumbing for washing machine. Wall mounted boiler, part-tiled walls, power points and laminate flooring.

Landing

With doors leading to all rooms. Access to the loft. Storage cupboard, power points, radiator and fitted carpet.

Bedroom 1

11' 8" x 9' 1" (3.56m x 2.77m)

With window to the front. Built-in wardrobe space. Power points, radiator and fitted carpet.

Bedroom 2

12' x 8' 6" (3.66m x 2.59m)

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

Bedroom 3

10' x 6' 1" (3.05m x 1.85m)

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

Family Bathroom

With window to the rear. Suite comprising low level Wc, wash hand basin and panelled bath with mixer tap and shower attachment. Part-tiled walls, radiator and laminate flooring.

Rear Garden

With fenced boundaries and gated side access. Laid mainly to lawn with decking area and border of mature bushes.

Parking

1 x allocated parking space

Garage

En bloc









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

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Tenure: Freehold



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