



Connells

Edenvale
East Grinstead



Property Description

A stunning four-bedroom detached family home, positioned in an enviable cul de sac location, positioned in the favoured northern side of East Grinstead Town Centre. The property is immaculately presented and would make an ideal family home. Internally, the property benefits from a welcoming entrance hall giving access to a downstairs WC, and a study located at the front of the property. The hallway leads through to a well-presented lounge with space for a feature wood burner. The lounge leads through to a stunning kitchen/diner which is the perfect heart to the home, the kitchen itself boasts a range of integrated appliances and with a good-sized breakfast bar, it effortlessly leads to the dining area. There is also a convenient utility room, with further appliances and access to the garden. To the rear of the property is a conservatory spanning the width of the property and gives access to the rear garden. On the first floor, there is a beautiful master bedroom, offering a range of fitted wardrobes and a stunning en-suite with double width walk in shower. There is an equally spacious second double bedroom with built in wardrobes and two further spacious bedrooms. The accommodation is complete with a modern family bathroom, with both bath and shower facilities. Externally, there is a large driveway with off road parking for multiple cars and a double garage to the front. Whilst to the rear, there is a well-maintained rear garden, with patio area and a large lawn garden.

Front Garden

With path leading to front door and corner plot with lawned garden.

Entrance Hall

With doors to all rooms, power points and laminate flooring.

Cloakroom

With window to the side. Suite comprising low level Wc, wash hand basin with vanity unit under and radiator.

Study

9' 2" x 8' 11" (2.79m x 2.72m)

With window to the front. Power points, radiator and laminate flooring.

Lounge

16' 5" x 12' 7" (5.00m x 3.84m)

With windows to the side. Space for feature wood burner, TV point, power points, radiator and laminate flooring.

Kitchen/Diner

24' 8" x 9' (7.52m x 2.74m)

With window to the side and patio door to the rear. Range of wall and base units with worktops over incorporating sink with mixer tap. Space for range oven with extractor over. Built-in dishwasher. Power points, radiator and laminate flooring.

Utility Room

8' 6" x 7' 4" (2.59m x 2.24m)

With window to the rear and door to the side. Range of base units incorporating sink with mixer tap. Plumbing for washing machine and dryer. Power points.

Conservatory

15' 6" max x 21' 4" max (4.72m max x 6.50m max)

With patio door to rear and window to the side. Power points.

Landing

With window to the side and doors to all rooms. Loft access, storage cupboard and fitted carpet.

Bedroom 1

11' 7" x 13' 2" (3.53m x 4.01m)

With window to the rear. Range of fitted wardrobes, power points, radiator and fitted carpet.

En Suite

With window to the side. Suite comprising low level Wc, wash hand basin with vanity unit under and double walk-in shower unit with shower over. Heated towel rail, part-tiled walls and tiled floor.

Bedroom 2

10' 8" x 16' (3.25m x 4.88m)

With window to the front. Built-in cupboard, power points, radiator and laminate flooring.

Bedroom 3

8' 9" x 13' 1" (2.67m x 3.99m)

With window to the front. Power points, radiator and laminate flooring.

Bedroom 4

14' 8" x 8' (4.47m x 2.44m)

With window to the rear. Range of fitted wardrobes, power points, radiator and laminate flooring.

Bathroom

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

Rear Garden

With fenced boundaries with gated side access. Area of lawn with mature bush borders, decking and garden shed.

Parking

Driveway with space for multiple cars.

Garage

Double garage to front of property.









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: C

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Tenure: Freehold



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