



Connells

Hollytree Hermitage Road
East Grinstead

Hollytree Hermitage Road East Grinstead RH19 2BS

for sale guide price
£525,000 - £540,000



Property Description

A superb three double bedroom detached family home, located in this quiet residential spot, within the heart of East Grinstead. The property is presented to the market with no onward chain and would make the perfect family home. Internally, the property comprises of an inviting entrance hall, with a office to the front of the property. There is also a double aspect lounge with patio doors to the rear and a feature wood burner. There is also a stunning kitchen /dining room across the rear of the property with a second set of patio doors, creating the heart of the home. The kitchen itself boasts space for a range of appliances and a range of integrated goods. The ground floor is complete with a convenient utility room and a downstairs WC. On the first floor, there is a superb master bedroom with a spacious en-suite complete with a shower unit. There are two further double bedrooms, with the third bedroom benefiting from wardrobes. The accommodation is complete with a family bathroom, offering separate bath and shower facilities. Externally, there is a private rear garden with gated side access and is lawn to lawn with a patio area. There is a detached outbuilding with internal power, ideal as a home office or studio, whilst to the front, there is a driveway for multiple cars, located in this sought after residential location, there is access to a range of shop and Ofsted rated primary and secondary schools, as well as East Grinstead train station.

Front Garden

With path leading to front door. Garden area to front and driveway to the side with space for up to 2 cars.

Entrance Hall

With stairs to first floor and understairs cupboard. Radiator and power points.

Cloakroom

With window to the side. Suite comprising low level WC and wash hand basin. Radiator and tiled floor.

Study

7' 4" x 10' (2.24m x 3.05m)

With window to the front. Fibre broadband, radiator and power points.

Lounge

15' 6" x 10' (4.72m x 3.05m)

With window to the side and patio doors to the rear. Feature wood burner, radiator and power points.

Kitchen/Diner

9' 6" x 18' 4" (2.90m x 5.59m)

Dual aspect with windows to the side and rear. Patio doors to the rear. Range of wall and base units with worktops over incorporating sink and drainer with mixer tap. Electric oven, electric hob with extractor over. Built-in dishwasher, space for fridge freezer, power points and tiled floor.

Inner Hall

With door to side and tiled floor. Leading to:

Utility Room

5' 8" x 7' 2" (1.73m x 2.18m)

With window to the front. Worktops with units under. Plumbing for washing machine. Power points and tiled floor.

Landing

With window to the front. Storage cupboard, loft access and power points.

Bedroom 1

13' 7" x 9' 7" (4.14m x 2.92m)

With window to the rear. Storage cupboard. Radiator, power points and wood flooring.

En Suite

With window to the front. Suite comprising low level WC, wash hand basin and shower unit with shower over. Radiator and tiled floor.

Bedroom 2

13' 1" x 9' 9" (3.99m x 2.97m)

With window to the rear. Radiator, power points and wood flooring.

Bedroom 3

10' 2" x 10' 3" (3.10m x 3.12m)

With window to the front. Radiator, power points and wood flooring.

Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower attachment and corner shower unit with shower over. Tiled floor.

Rear Garden

South facing, with fenced borders and gated side access. Patio area and tiered lawn with mature bush borders. Garden shed and outside tap.

Outbuilding

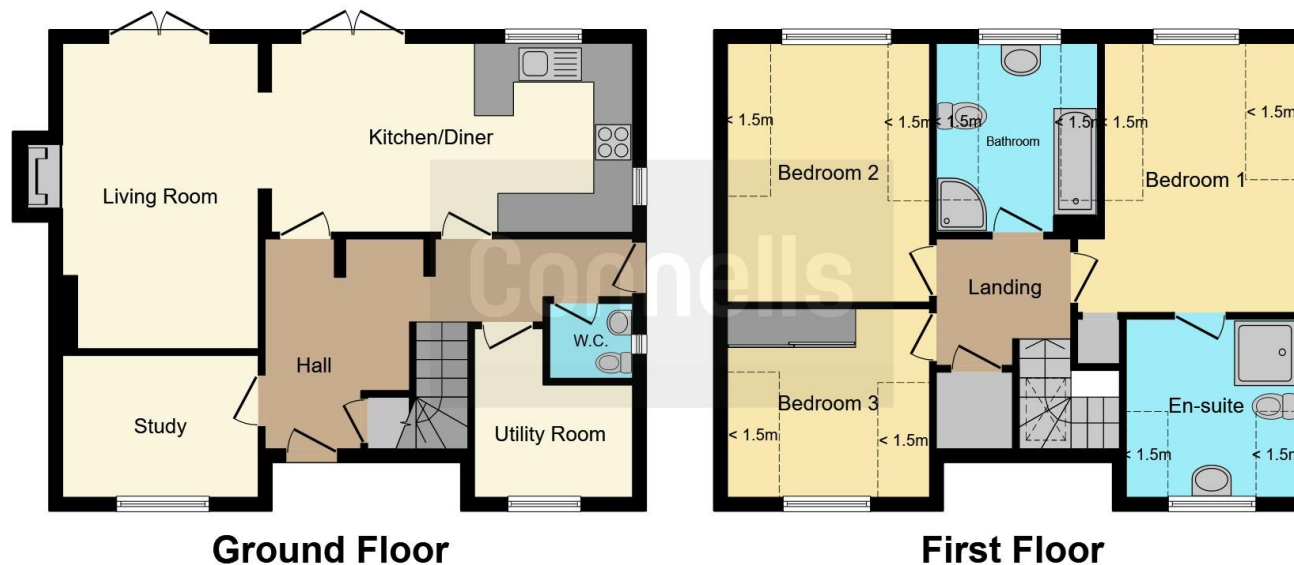
15' 2" x 7' 8" (4.62m x 2.34m)

With window to the rear and door to garden. Power points, loft area and tiled floor.









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 Council Tax
 Band: E

Tenure: Freehold

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