



Connells

Fairlawn Drive
East Grinstead



Property Description

A substantial three double bedroom family home, situated in the ever-popular Imberhorne estate within East Grinstead. The property is positioned on a generous plot and would make an ideal family home. Internally, the property benefits from a welcoming entrance hall. This leads through to a good-sized lounge with a feature fireplace and stone surround. To the rear, there is a generously sized dining area, with patio doors to the rear, flooding the room with light and access to the garden. There is also a modern kitchen, boasting ample work top and space for a range of modern appliances and white goods. In addition to this, there is a office / play room and a downstairs shower room with under floor heating. This area is ideal for working from home, or alternatively as an annex. On the first floor, the master bedroom is positioned to the front, and offers a range of fitted wardrobe space. There are two further double bedrooms and a modern family bathroom with separate bath and shower facilities, which includes a modern corner shower unit. Externally, there is an attractive front garden laid to lawn with a driveway to the side. To the rear, there is a larger than average rear garden, which is laid to lawn with a patio area. There is also a garden shed and Koi Pond. Situated on this popular residential estate, there is superb access to Ofsted rated primary & secondary schools. There is also access to local shops & East Grinstead Train Station, giving direct lines to London.

Front Garden

With path leading to front door and driveway to side. Laid to lawn with bush borders.

Entrance Hall

With stairs leading to first floor. Power points and laminate flooring.

Downstairs Shower Room

With window to the side. Suite comprising low level WC, wash hand basin with vanity unit under, double width walk-in shower with shower over and heated towel rail.

Study

8' 7" x 8' 4" (2.62m x 2.54m)

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

Lounge

12' 5" x 15' 8" (3.78m x 4.78m)

With window to the front. Feature fire with brick surround. TV point, telephone point, radiator, power points and fitted carpet.

Dining Room

10' 5" x 11' 8" (3.17m x 3.56m)

With patio doors to the rear. Radiator, power points and fitted carpet.

Kitchen

11' 6" x 18' 5" (3.51m x 5.61m)

With window and door to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for oven with extractor over. Space for fridge freezer and plumbing for both dish washer & washing machine. Wall mounted boiler, power points and tiled floor with partial under floor heating.

Landing

With window to the side and access to part boarded loft. Eaves storage, cupboard, power points and fitted carpet.

Bedroom 1

11' 3" x 13' 2" (3.43m x 4.01m)

With window to the front. Fitted wardrobe and units. TV point, radiator, power points and fitted carpet.

Bedroom 2

9' 9" x 12' 6" (2.97m x 3.81m)

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

Bedroom 3

9' 7" x 13' 3" (2.92m x 4.04m)

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

Bathroom

With window to the rear. Suite comprising low level Wc, wash hand basin with vanity unit under. Panel enclosed bath with mixer tap. Corner shower unit with shower over. Heated towel rail, tile walls and tiled floor.

Rear Garden

With fenced boundaries and gated side access. Laid to lawn with patio area. Koi pond and filter beds. Shed with power and greenhouse.

Parking

Driveway to front.









Ground Floor

First 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: D

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Tenure: Freehold



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