



Connells

Sister Ann Way
East Grinstead

Sister Ann Way East Grinstead RH19 3BQ

for sale guide price
£525,000 - £550,000



Property Description

GUIDE PRICE £525,000 - £550,000. Connells are delighted to present to the market this, 4/5 bedroom town house, situated in an enviable cul de sac location within easy reach of East Grinstead town centre. The property is presented to the market in great order throughout and would make a superb long term family home. Internally, the property comprises of an inviting entrance hall with access to a convenient WC. There is a versatile office to the front of the property, which could be used as a snug or playroom. To the rear of the property is an open plan kitchen/diner. The kitchen itself boasts ample work top & storage space, with a range of built in modern appliances. This leads through to a dining area with patio doors to the rear. On the first floor, the property benefits from a spacious lounge to the rear. To the front, is a well-presented master bedroom with a modern en-suite shower room too. On the second floor, the property's spacious theme continues with the second bedroom positioned at the front, which also benefits from an en-suite shower room. In addition to this, there are two further double bedrooms and a modern family bathroom, benefiting from both bath and shower facilities. Externally, there is a larger than average rear garden with gated rear access, laid to lawn and patio. Whilst to the side, there are two allocated parking spaces and further visitor bays close by.

Front Garden

Path leading to front door.

Entrance Hall

With stairs leading to first floor. Understairs cupboard, radiator and laminate flooring.

Cloakroom

Suite comprising low level WC and wash hand basin. Heated towel rail.

Study

13' x 12' 8" (3.96m x 3.86m)

With window to the front. Power points & radiator.

Lounge

15' x 14' 3" (4.57m x 4.34m)

Dual aspect with windows to the side and rear. TV and telephone point, radiator, power points and laminate flooring.

Dining Room

15' x 15' 4" (4.57m x 4.67m)

With patio doors to the rear. Storage cupboard, radiator, power points and laminate flooring.

Kitchen

13' 2" x 12' 9" (4.01m x 3.89m)

Range of wall and base units with work tops over incorporating sink with mixer taps. Electric oven and gas hob with extractor over. Built-in dishwasher and washing machine. Power points and laminate flooring.

Landing

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

Bedroom 1

14' 4" x 13' 5" (4.37m x 4.09m)

Dual aspect with windows to the side and front. Cupboards, radiator, power points and laminate flooring.

En Suite

With suite comprising low level WC, wash hand basin and shower unit with shower over. Tiled floor.

Bedroom 2

14' 1" x 13' 8" (4.29m x 4.17m)

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

En Suite

With suite comprising low level WC, wash hand basin and shower unit with shower over.

Bedroom 3

13' 9" x 13' 4" (4.19m x 4.06m)

With window to the rear. Radiator and power points.

Bedroom 4

13' 4" x 12' 1" (4.06m x 3.68m)

With window to the rear. Radiator and power points.

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with mixer tap and shower over with vanity screen. Part-tiled walls.

Rear Garden

With gated rear access and fenced boundaries. Laid to lawn with decked area.

Parking

With allocated parking to the side.









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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T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: B

Tenure: Freehold

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