



**Connells**

Estcots Drive  
East Grinstead





## Property Description

Connells are delighted to present to the market this imposing four bedroom semi detached family home, situated within a popular residential location within the heart of East Grinstead. The property is presented over four floors and offers unrivalled views of the local area to the rear, and boasts ample accommodation for the whole family. Internally, the property comprises of an inviting entrance hall with access to a convenient WC and utility room, with space for a range of white goods. To the front of the property there is also a versatile fourth bedroom / home office. The entrance hall steps down to the beautiful double aspect kitchen/ breakfast room which provides access to the rear garden. The kitchen itself, boasts a range of integrated modern appliances, alongside ample worktop and storage space. The entrance hall leads up to a spacious lounge, which spans the width of the property and offers fantastic views of the garden to the rear. On the top floor, there is a master bedroom with a range of fitted wardrobes and two further double bedrooms. The accommodation is complete with good sized family bathroom with bath and shower facilities, and a further separate shower room too. Externally, there is plenty to offer, with a driveway and garage to the front, with the garage having an electric front door and rear access to the garden. The garden itself is laid to lawn with a patio area and gated side access.

## Front Garden

Pebble driveway and lawn area to side.

## Entrance Hall

With stairs leading to first floor and down to the kitchen. Storage cupboard, radiator and tiled floor.

## Cloakroom

With window to the side and suite comprising low level WC and wash hand basin with vanity unit under. Tiled floor.

## Kitchen/Breakfast Room

14' 5" max x 17' 9" ( 4.39m max x 5.41m )

With window and door to the rear and door to the side. Range of wall and base units with worktops over incorporating sink and drainer with mixer tap. Electric eye-level double oven, built-in microwave and gas hob with extractor over. Built-in fridge freezer and plumbing for dishwasher. Radiator, power points and part-tiled walls.

## Utility Room

6' x 8' 4" ( 1.83m x 2.54m )

With window to the side and range of base units with worktops over incorporating stainless steel sink and drainer. Wall mounted boiler and plumbing for washing machine. Power points and tiled floor.

## Bedroom 3 (ground Floor)

9' 9" x 8' 4" ( 2.97m x 2.54m )

With window to the front. Fitted desk, radiator, power points and laminate flooring.

## Lounge (first floor)

14' 7" max x 18' 4" ( 4.45m max x 5.59m )

With windows to the rear. TV point, radiator, power points and laminate flooring.

## Landing

With doors to all rooms. Storage cupboard and laminate flooring.

## Bedroom 1

10' x 16' 6" ( 3.05m x 5.03m )

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

## Bedroom 2

10' 4" x 14' 4" ( 3.15m x 4.37m )

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

## Bedroom 4

8' 5" x 8' 9" ( 2.57m x 2.67m )

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

## Bathroom

With window to the side. Suite comprising low level WC, wash hand basin with vanity unit under and panelled bath with mixer tap and shower attachment. Heated towel rail, part-tiled walls and laminate flooring.

## Shower Room

With window to the rear. Suite comprising wash hand basin with vanity unit under and

corner shower unit with shower over. Heated towel rail and tiled walls and floor.

## Rear Garden

With fence and brick borders and side access. Laid to lawn with patio and mature bush borders.

## Parking

Pebbled driveway to front.

## Garage

With power and light and electric up and over door. Door to garden.















To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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