



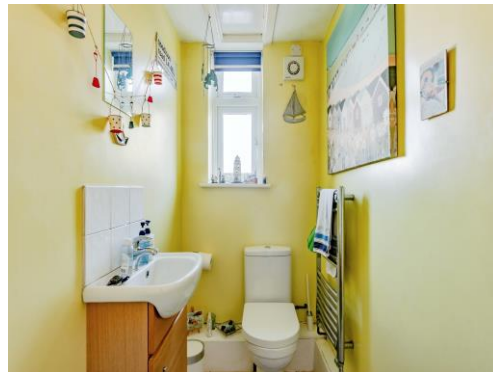
**Connells**

Alders View Drive  
EAST GRINSTEAD



# Alders View Drive EAST GRINSTEAD RH19 2DN

for sale guide price  
**£475,000**



## Property Description

GUIDE PRICE: £475,000 - £485,000. A substantial and well-presented four-bedroom semi-detached family home, situated in a popular residential location within the heart of East Grinstead. The property has been extended to offer ample versatile space throughout to make the perfect family home. Internally, the property comprises of an entrance hall with ample storage space and leads through to a convenient WC & utility area. There is a double aspect lounge with patio doors to the rear, flooding the room with light and a feature fireplace and surround. In addition to this, there is a well-equipped kitchen, benefiting from a range of white goods, and leads through to a fantastic sized dining area with rear patio doors. The ground floor is complete with a storeroom / larder. On the first floor, the spacious theme continues with a large master bedroom with a dressing area complete with built in wardrobes and then through to a modern en-suite with corner shower unit. There are two further double bedrooms, with the larger of the two offering built in wardrobes. The fourth bedroom is ideal as a home office or children's bedroom and overlooks the rear garden. The accommodation is complete with a family bathroom with both bath and shower facilities. Externally, the property offers a driveway for multiple cars and a garage with internal power. To the rear, there is a private garden, laid to lawn with a patio area. Situated in this prime family location, a viewing is highly advised!

## Front Garden

Paved driveway to front with area of lawn to side, leading to rear.

## Entrance Hall

With window to the front and stairs leading to first floor. Understairs storage cupboard. Radiator, power points, tiled & laminate flooring.

## Cloakroom/Utility

With window to the front. Suite comprising low-level WC and wash hand basin with vanity unit under. Heated towel rail, plumbing for washing machine and tumble dryer. Tiled floor.

## Lounge

24' 5" x 11' 1" ( 7.44m x 3.38m )

Dual aspect with window to the front and patio door to the rear. Feature fire and surround, TV point, radiator, power points and laminate flooring.

## Dining Room

12' 1" x 11' ( 3.68m x 3.35m )

With patio door to the rear. Radiator, power points and laminate flooring.

## Kitchen

9' x 7' 5" ( 2.74m x 2.26m )

With window to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer with mixer tap. Gas double oven and gas hob with extractor over. Space for fridge freezer and plumbing for dishwasher. Part-tiled walls, power points and laminate flooring.

## Store Room

6' 7" x 4' 2" ( 2.01m x 1.27m )

With cupboard and shelving. Radiator and fitted carpet.

## Landing

With doors to all rooms. Storage cupboard, access to loft space and fitted carpet.

## Bedroom 1

12' 5" x 11' ( 3.78m x 3.35m )

With window to the front. TV point, radiator, power points and fitted carpet. Dressing area (5' x 4'6) with built-in cupboard, skylight and fitted carpet.

## En Suite

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit under and corner shower unit with shower over. Heated towel rail, tiled walls and laminate flooring.

## Bedroom 2

11' x 11' 6" ( 3.35m x 3.51m )

With window to the rear. Built-in wardrobes, radiator, power points and fitted carpet.

## Bedroom 3

10' 1" x 11' 2" ( 3.07m x 3.40m )

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

## Bedroom 4

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

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

## Bathroom

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

## Rear Garden

Fenced boundaries. Laid to lawn with patio and mature shrub and bush borders.

## Parking

Driveway to front.

## Garage

With up and over door to front and access into the property. Overhead storage, power points and light.

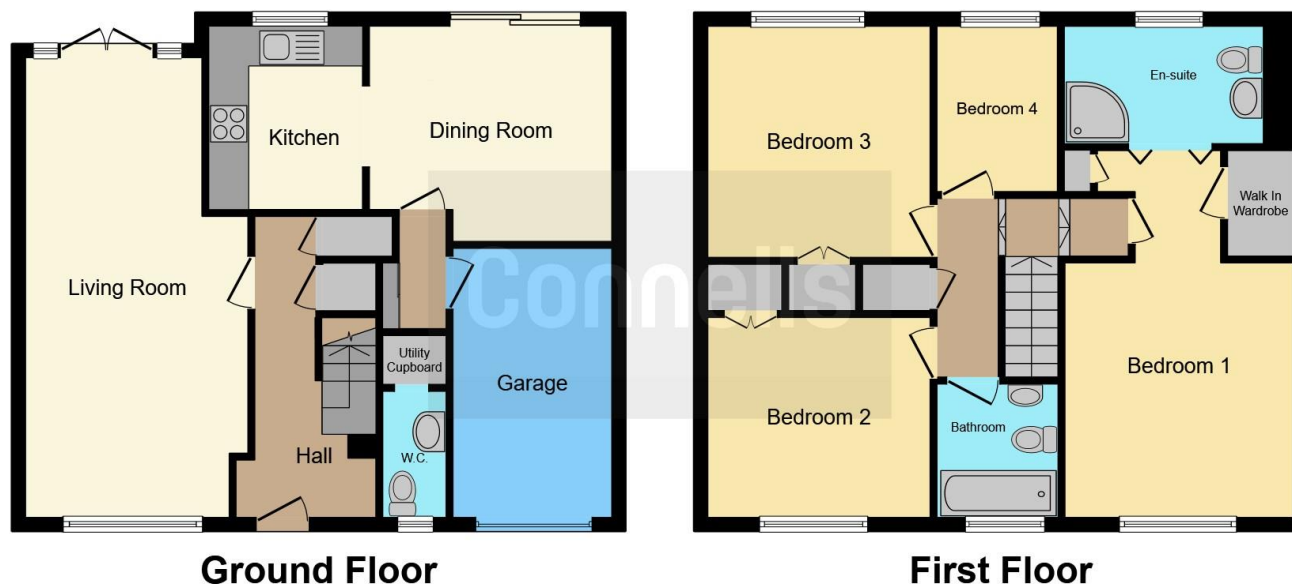












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/EGR404753](http://connells.co.uk/Property/EGR404753)



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