



Connells

Holtye Road
East Grinstead



Property Description

CALL TODAY TO ARRANGE YOUR VIEWING! A beautiful and spacious three-bedroom mid terraced family home, presented to the market in superb order and offering space to create an ideal family home. Internally, the property offers an entrance porch and entrance hall for storage and access to a convenient WC. To the front of the property there is a spacious lounge, with large windows to the front, flooding the room with light. To the rear, there is a kitchen/diner, with a well-equipped kitchen offering ample work top and storage space, and with a good-sized dining area, it is the perfect area to host and entertain. In addition to this, there is a modern conservatory providing access to the rear garden. On the first floor, there is a master bedroom to the front, with a range of fitted wardrobes and units, whilst to the rear, there is an equally spacious second double bedroom. There is also a larger than average third bedroom, ideal as a home office or children's bedroom. The accommodation is complete with a modern family bathroom, with both bath and shower facilities. Externally, the property boasts a private patio garden with a brick-built storage shed and gated rear access for parking. Whilst to the front, there is a large lawn garden, which could be used for a driveway (STPP). Situated in this popular residential location, there is access to local shops, Ofsted rated schools and the town centre.

Front Garden

With path leading to front door and garden to side.

Entrance Porch

With window to the front and door to

Entrance Hall

With stairs leading to the first floor. Storage cupboard, radiator, power points and fitted carpet.

Cloakroom

With window to the front. Suite comprising low level WC and wash hand basin with vanity unit under. Tiled walls and floor.

Lounge

14' 8" x 10' 9" (4.47m x 3.28m)

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

Kitchen/Diner

9' 2" x 19' 2" (2.79m x 5.84m)

With window and patio doors to the rear. Range of wall and base units with work tops over incorporating stainless steel sink and drainer. Electric oven and gas hob with extractor over. Larder cupboard, built-in fridge, and freezer. Plumbing for washing machine. Wall mounted boiler. Part-tiled walls, radiator, power points and tiled floor.

Conservatory

9' 5" x 11' 3" (2.87m x 3.43m)

With windows to the side and rear and door leading to the garden. Radiator, power points and laminate flooring.

Landing

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

Bedroom 1

10' 6" x 10' 8" (3.20m x 3.25m)

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

Bedroom 2

10' 8" x 10' 7" (3.25m x 3.23m)

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

Bedroom 3

7' 7" x 8' 6" (2.31m x 2.59m)

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

Bathroom

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

Rear Garden

With fence boundaries and gated rear access. Patio area with lawn to side and brick built shed.

Parking

Communal parking to front.









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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90 London Road
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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