



Connells

Milton Crescent  
East Grinstead



# Milton Crescent East Grinstead RH19 1TN

for sale offers in excess of  
**£600,000**



## Property Description

MUST BE VIEWED! An imposing four-bedroom detached family home, situated in the ever popular Garden Wood Road estate and is presented to the market with no onward chain. This desirable property boasts spacious rooms throughout, to create a superb family home. Internally, the property comprises of an inviting entrance hall with access to a convenient WC. This double fronted property benefits from a spacious lounge spanning the width of the property with patio doors to the rear and a feature fireplace. There is also a formal dining room to the front. In addition to this, there is a well-equipped kitchen, offering space for a range of modern appliances and white goods. On the first floor, there is a large master bedroom to the rear, overlooking the garden. There are two further double bedrooms, with the larger having a range of fitted wardrobes. Furthermore, there is a larger than average fourth bedroom, ideal as a home office or children's bedroom. The accommodation is complete with a white suite family bathroom, offering both bath and shower facilities. Externally, the property has plenty to offer with a large private rear garden with a decking area and a large lawn garden. The property is ideal for a rear extension whilst leaving a sizeable garden (STPP). Whilst to the front, there is a driveway and garage. Situated in this desirable residential location, there is unrivalled access to the town centre and train station, making for an ideal family home.

## Front Garden

With lawn area to front and path leading to front door.

## Entrance Hall

With stairs leading to the first floor. Storage cupboard and radiator.

## Cloakroom

With window to the rear. Suite comprising low level WC and wash hand basin. Radiator.

## Lounge

20' 3" x 10' 4" ( 6.17m x 3.15m )

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

## Dining Room

12' 3" x 11' ( 3.73m x 3.35m )

With window to the front. Radiator and power points.

## Kitchen

8' x 11' 1" ( 2.44m x 3.38m )

With window to the rear and door to the side. Range of wall and base units with worktops over incorporating chrome sink and mixer tap. Space for range oven with extractor fan over. Space for fridge freezer, built-in dishwasher. Part-tiled walls and power points.

## Landing

With window to the front and doors leading to all rooms. Storage cupboard, access to loft space and power points.

### Bedroom 1

13' x 11' 6" ( 3.96m x 3.51m )

With window to the rear. Radiator and power points.

### Bedroom 2

11' 3" x 8' 5" ( 3.43m x 2.57m )

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

### Bedroom 3

9' 2" x 8' 4" ( 2.79m x 2.54m )

With window to the rear. Radiator and power points.

### Bedroom 4

7' 1" x 10' 6" ( 2.16m x 3.20m )

With window to the front. Fitted office unit. Radiator, power points and laminate flooring.

### Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin and panelled bath with shower over and vanity screen. Part-tiled walls and radiator.

### Rear Garden

With fence boundaries and gated side access. Laid to lawn with bush and shrub borders. Raised decking area. Garden shed with power.

### Parking

Driveway to side.

### Garage

With up and over door and power.

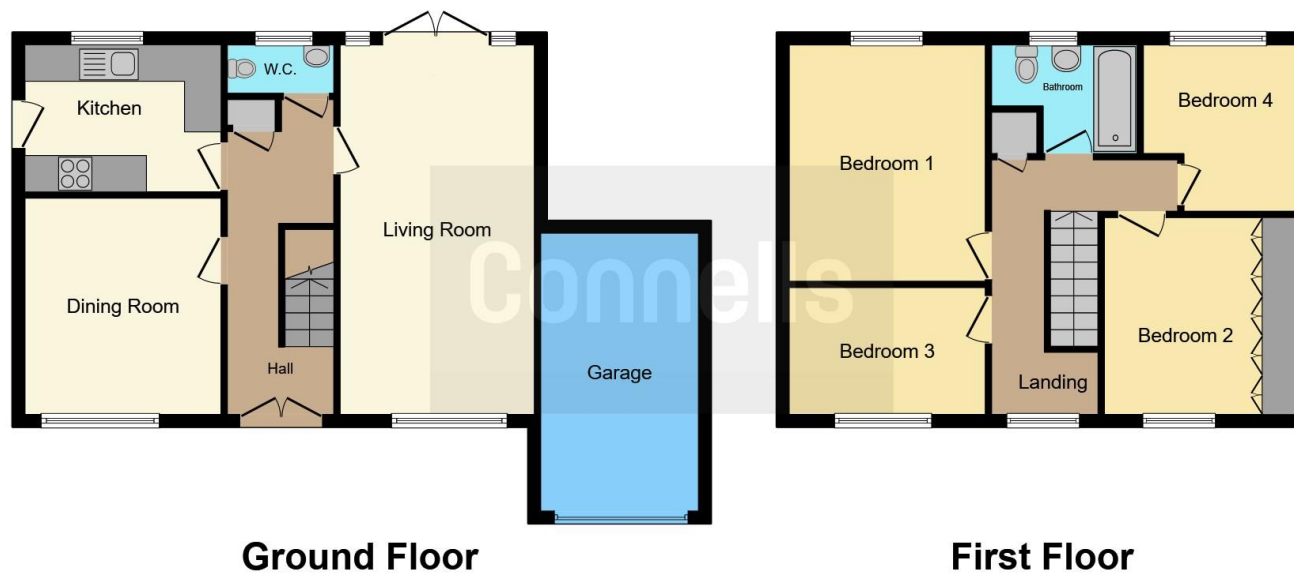












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR404939](http://connells.co.uk/Property/EGR404939)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR404939 - 0007