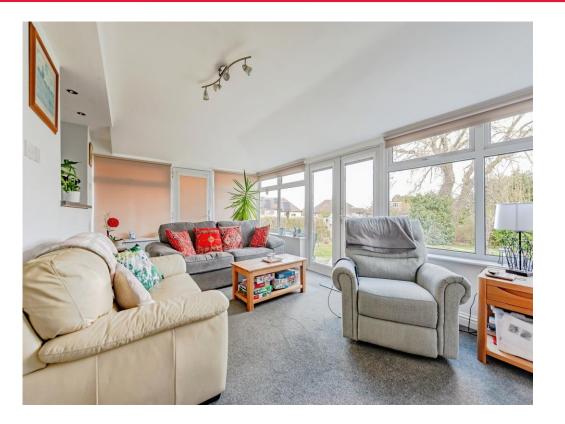


Hackenden Lane East Grinstead



# Hackenden Lane East Grinstead RH19 3DT







## **Property Description**

Connells are pleased to present to the market this beautifully presented three double bedroom semi-detached chalet bungalow, situated in a popular residential location within the heart of East Grinstead. The property has been carefully upgraded and extended to the rear and is finished to a high standard. Internally, the property comprises of an entrance hall, leading onto the modern kitchen/breakfast room. The kitchen itself boasts a range of integrated appliances and offers a good-sized dining area too. There is a separate formal dining area too, which leads onto a beautiful dual aspect family room, which leads onto the rear garden. To the front of the property is a double bedroom with fitted wardrobes and a downstairs shower room with a modern double width shower. On the first floor, there are two further double bedrooms with fitted wardrobes and a family bathroom. Externally, the property offers a stunning rear garden laid to lawn with a patio area. There are many features which include a fishpond, garden shed with power and a courtyard to side. To the front, there is an attractive patio driveway with a gated entrance. Located in this popular residential location, the property is within easy reach of local shops, Ofsted rated schools and East Court Fields.

#### Front Garden

With fence and gated entrance. Driveway and lawn area to the side.

#### Entrance Hall

With stairs leading to the first floor. Storage cupboard and laminate flooring.

#### Cloakroom

With window to the side and suite comprising low level WC and wash hand basin. Double width walk-in shower with shower over. Heated towel rail and laminated flooring.

#### **Family Room**

14' 8" x 10' 5" (4.47m x 3.17m)

With feature wood burner and surround. Cupboard, power points and radiator.

#### Lounge

13' 3" x 19' 8" (4.04m x 5.99m)

Dual aspect with windows to the side and rear and door to the rear. TV point, radiator, power points and fitted carpet.

#### Kitchen/Breakfast Room

20' 8" x 10' 8" (6.30m x 3.25m)

With window and door to the side. Range of Schroder wall and base units with work tops over incorporating stainless steel sink and drainer. Electric eye-level double oven with 5 ring gas hob with extractor over. Built-in fridge freezer, built-in dishwasher and plumbing for washer/dryer. Power points and laminate flooring.

### **Dining Room**

14' 8" x 10' 5" ( 4.47m x 3.17m )

Feature wood burner and surround, fitted carpet, power points and radiator.

## Bedroom 3 (downstairs)

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

## Landing

With doors leading to all rooms. Storage cupboard and fitted carpet.

## Bedroom 1

14' 5" x 10' 1" ( 4.39m x 3.07m ) With window to the front. Range of fitted wardrobes. Radiator, power points and fitted carpet.

## Bedroom 2

9' 4" x 12' 1" ( 2.84m x 3.68m ) With window to the rear. Built-in cupboards, radiator, power points and fitted carpet.

## Bathroom

With window to the side. Suite comprising low level WC, wash hand basin and panel enclosed bath with mixer taps. Radiator, parttiled walls and laminate flooring.

## **Rear Garden**

With fenced boundaries and side access. Laid to lawn with patio area and mature hedge borders. Fishpond and garden shed with power.

# Parking

Driveway to front.











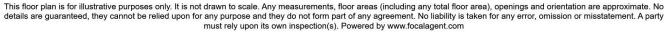






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