



Hackenden Lane East Grinstead RH19 3DT

for sale guide price
£500,000



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, part-tiled 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.









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

To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/EGR404963



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGR404963 - 0005