



## Lambourn Close, East Grinstead

Guide Price £625,000 – £650,000

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## Lambourn Close, East Grinstead

An extremely well presented and substantial, four bedroom detached family home which is situated in a sought after cul-de-sac location. The property has been much improved and modernised by the current owners, and offers 1839sq ft of versatile living space throughout.

The accommodation briefly comprises: storm porch; entrance hall with cupboard storage; downstairs cloakroom; modern fitted kitchen with a range of wall and base units, worksurfaces incorporating one and half bowl sink and drain unit, four ring gas hob with extractor hood over, integrated oven and grill plus a door to the side. The living room has a bay window overlooking the rear garden and feature fireplace with gas fire and is open to the dining area with a door to the garden. A triple aspect family room completes the ground floor.

On the first floor there master bedroom with fitted wardrobes and ensuite shower room with underfloor heating; a double guest bedroom; a third double bedroom and a further large single bedroom. A family bathroom concludes the living space.





## Lambourn Close

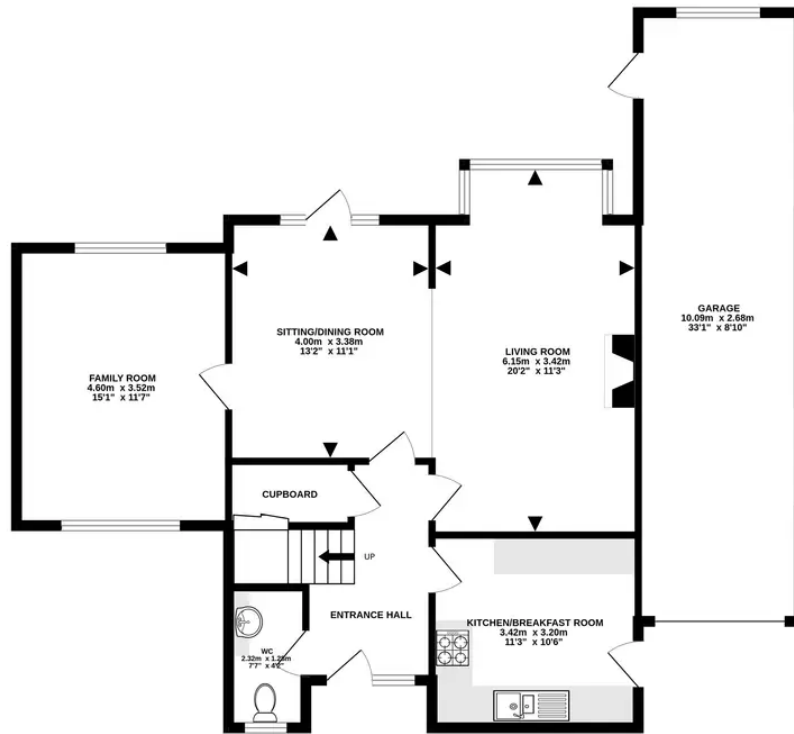
Externally there is driveway parking for several vehicles, flanked by an area of lawn and leading to a double length garage with door to the garden. Side access is provided to the rear garden, which is a real feature of the property boasting a patio area abutting the rear of the house, a feature circular patio seating area and an expanse of lawn.

Council Tax band: F Tenure: Freehold

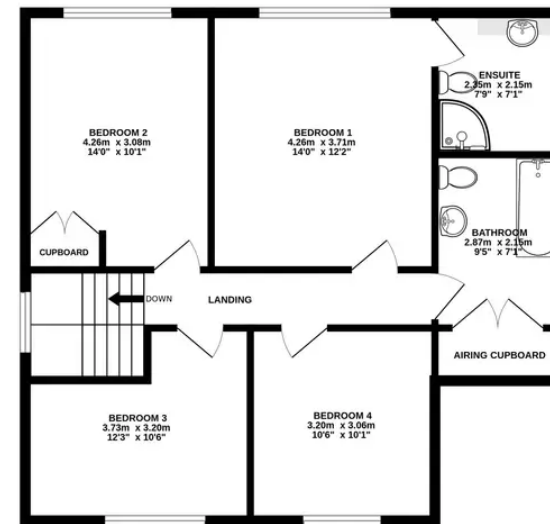
- Detached family home
- Four bedrooms
- Three reception rooms
- 1839sq ft of living space
- Downstairs cloakroom
- Family bathroom & ensuite
- Driveway parking
- Double length garage
- No onward chain
- Front & rear gardens



GROUND FLOOR  
100.4 sq.m. (1081 sq.ft.) approx.



1ST FLOOR  
70.4 sq.m. (758 sq.ft.) approx.



TOTAL FLOOR AREA : 170.8 sq.m. (1839 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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