



Shelley Road, East Grinstead

Guide Price £425,000 – £450,000

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Shelley Road

East Grinstead, West Sussex

A three bedroom semi detached family home, which is ideally situated within walking distance to local schools, East Grinstead town centre and mainline train station. The property offers driveway parking, a single garage and a South facing rear garden, whilst also being offered to the market with recent redecoration, new carpets and no onward chain.

The living accommodation briefly comprises: entrance hall with under stairs cupboard; lounge/dining room with French doors to the rear garden; fitted kitchen with a range of wall and base level units, stacked ovens, 4 gas ring hob and back door access to the garden completes the ground floor. The first floor consists of a spacious landing with loft ladder access to the partially boarded loft; master bedroom with rear aspect views; double guest bedroom with fitted wardrobes; family bathroom with a WC, wash hand basin, heated towel rail and a bath with overhead shower. A single bedroom with front aspect views concludes the living accommodation.

Externally the property benefits from driveway parking and up and over door access leads to the single garage. Gated side access leads to a mainly laid to lawn and South facing rear garden, which has a patio seating area abutting the rear of the property. There are also two timber sheds and a variety of hedges and shrubs that provide privacy and seclusion to the rear garden.

Council Tax band: D

Tenure: Freehold





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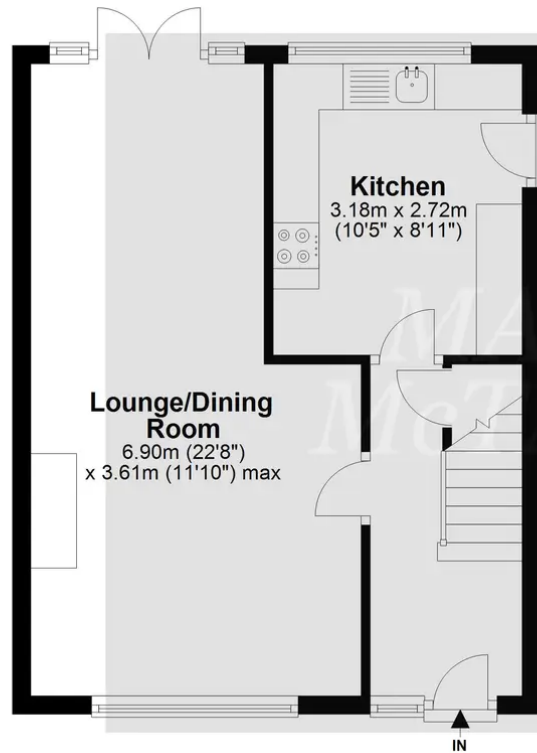
Tenure: Freehold

- Semi detached family home
- Three bedrooms
- Nearly 800sq ft of living space
- Decorated and new carpets laid throughout
- Driveway parking
- Single garage
- South facing rear garden
- Walking distance to local schools
- Short walk to East Grinstead town centre & mainline train station
- End of chain



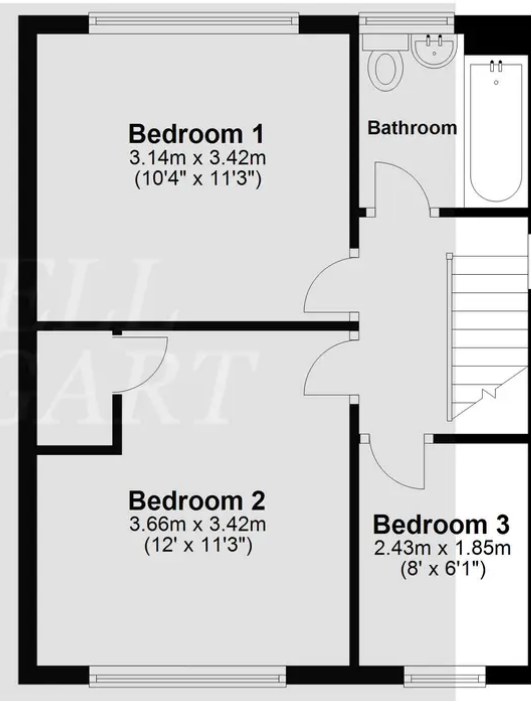
Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

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