



St. James Road, East Grinstead

Offers in Region of £425,000

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# St. James Road

## East Grinstead, West Sussex

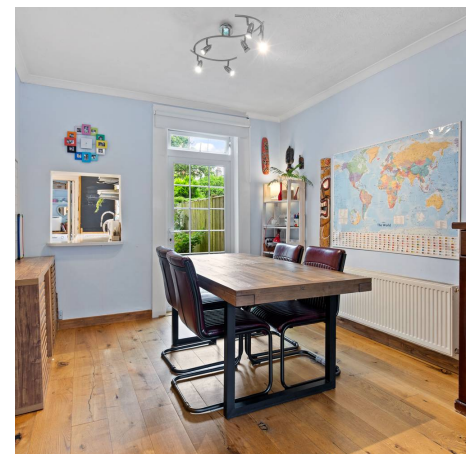
This four bedroom family home is located in the heart of East Grinstead and just a few minutes walk from the town centre, train station and local schools. Boasting versatile accommodation over three floors, this property would be ideal for a variety of buyers.

The accommodation briefly comprises: reception hall with under stair storage cupboards; downstairs cloakroom with a low-level WC, wash hand basin and a shower suite; utility room with a door leading to the rear garden; fitted kitchen with a range of wall and base level units, sink and drainer, electric oven with 4-ring gas hob and an overhead extractor hood; open plan living/dining room with an open fireplace and feature bay window to the front aspect.

The first floor comprises: double guest bedroom with twin windows to the front aspect with matching shutters; further double guest bedroom with a view overlooking the rear garden; study/guest bedroom with an ensuite bathroom consisting of a low-level WC, wash hand basin and a bath with mixer taps completing the first floor.

The top floor is solely occupied by the dual aspect master bedroom with ample space for bespoke fitted wardrobes or freestanding alike.

Externally, the property further benefits from a secluded rear garden that is mostly laid to lawn with a patio area abutting the building. The garden has a rear access and could potentially be converted into a parking space.





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East Grinstead, West Sussex

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Council Tax band: C

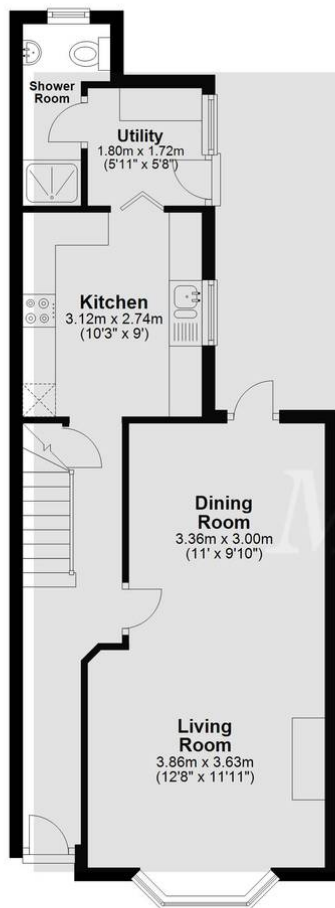
Tenure: Freehold

- Four bedroom family home
- Versatile accommodation
- Open plan living/dining room
- Character features throughout
- Two bathrooms
- Private rear garden
- Loft extension
- Town centre location
- On street parking readily available
- Walking distance to local schools



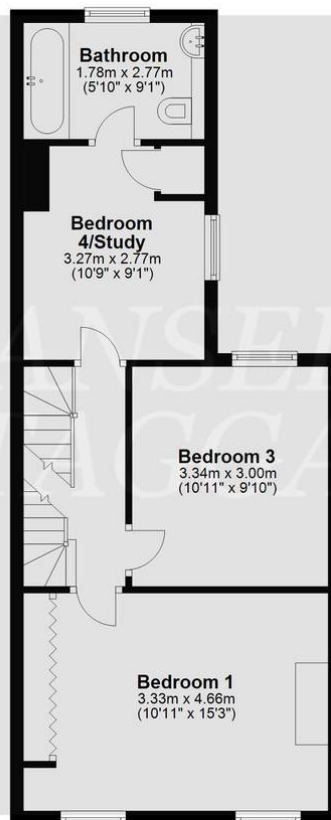
### Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



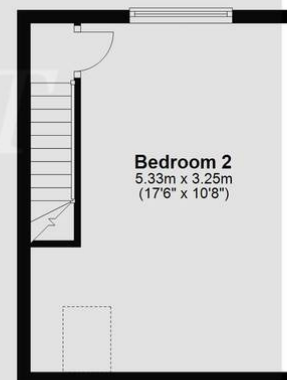
### First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



### Second Floor

Approx. 21.4 sq. metres (230.6 sq. feet)



Total area: approx. 114.1 sq. metres (1228.5 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.

## Mansell McTaggart East Grinstead

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