



Windsor Place, East Grinstead

Guide Price £375,000 – £400,000

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Windsor Place

East Grinstead

A spacious three bedroom end of terraced property, which is ideally situated within walking distance to East Grinstead town centre, mainline train station and local schools. This property offers over 1000sq ft of living space arranged over two floors, and further benefits from a private rear garden and a single garage.

The living accommodation briefly comprises: entrance hall; spacious living room with under stairs cupboard; dining room with patio doors to the rear garden; modern fitted kitchen which has a range of wall and base level units, microwave, fridge freezer, oven, 4 ring induction hob with overhead extractor fan and stone worktops, concludes the ground floor.

The first floor consists of a landing with an airing cupboard and loft ladder access to the partially boarded loft; master bedroom with fitted wardrobes; double guest bedroom with dual aspect views and fitted wardrobes; family bathroom with a WC, wash hand basin and bath with overhead shower. A further bedroom with front aspect views completes the living accommodation.



- End of terrace
- Three bedrooms



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Externally there is plenty of on street parking in this small quiet cul-de-sac and a single garage en-block. Gated side access leads to the mainly laid to lawn, rear garden with a decked seating area abutting the rear of the property. There are also two sheds, one with power and lighting and a range of mature trees and hedges providing a high level of privacy.

Council Tax band: D

Tenure: Freehold

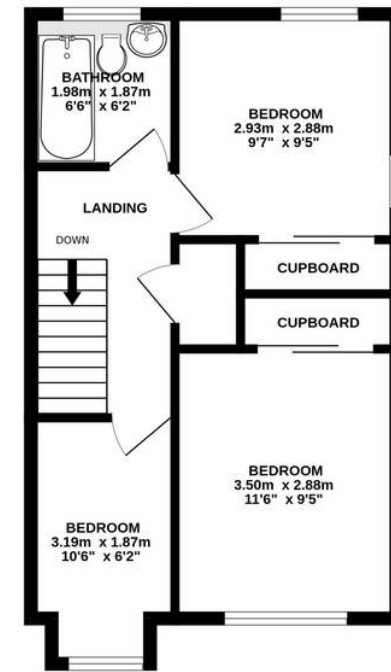
- End of terrace
- Three bedrooms
- Fitted kitchen with a range of appliances
- 1,015 Sq ft of living space
- Boiler & Radiators 5 years old
- Scope to extend STPP
- Garage En-block
- Private rear garden
- Short walk to East Grinstead town centre and mainline train station
- Close proximity to a range of schools



GROUND FLOOR
56.3 sq.m. (606 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 94.3 sq.m. (1015 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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