



Birches View, Felbridge

Guide Price £850,000 – £900,000

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Birches View

Felbridge, East Grinstead

A five bedroom, four bathroom detached family home, ideally positioned in a private and sought after development. This 2,120 Sq ft detached property was built in 2021 and benefits from the remainder of its NHBC warranty.

The accommodation briefly comprises: entrance hall with understair cupboard; cloakroom with WC and wash hand basin; living room with French doors to the rear garden; family room with dual aspect views and a home office. An open plan kitchen/dining room with a range of wall and base level units, 5 gas ring hob, electric oven, microwave, dishwasher and French doors to the rear garden, concludes the ground floor

On the first floor spacious landing with an airing cupboard; dual aspect master bedroom with fitted wardrobes and en suite shower room with a WC and wash hand basin; double guest bedroom with a dressing area and an ensuite shower room with a WC and wash hand basin; family bathroom with a WC, wash hand basin, shower and bath. A further three bedrooms complete the living space.



- Detached family home

2,120 sq ft build



Birches View

Felbridge, East Grinstead

Externally, the property benefits from driveway parking for a couple of cars as well as a double garage, which has power and lighting inside. Gated side access leads to the mainly laid to lawn rear garden on two sides of the property, with southerly and westerly aspects benefiting from a patio seating area abutting the rear of the property.

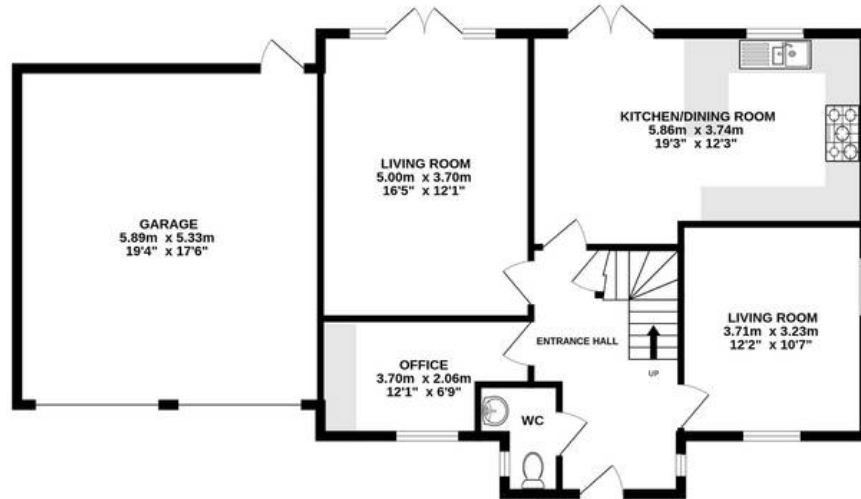
Council Tax band: G

Tenure: Freehold

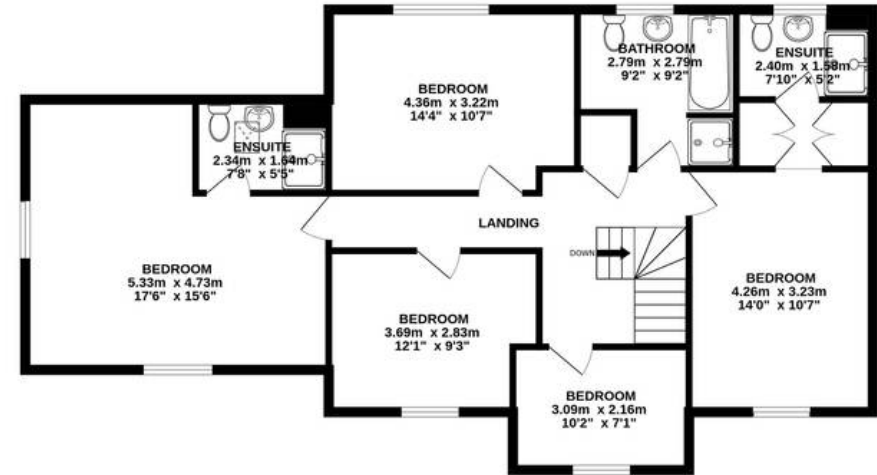
- Detached family home
- 2,120 Sq ft of living space
- Five bedrooms
- Four bathrooms
- Built in 2021
- Modern and well presented throughout
- Driveway parking
- Double garage
- Private rear garden
- Private development



GROUND FLOOR
101.9 sq.m. (1097 sq.ft.) approx.



1ST FLOOR
95.1 sq.m. (1023 sq.ft.) approx.



TOTAL FLOOR AREA : 197.0 sq.m. (2120 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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