



Estcots Drive, East Grinstead

Guide Price £375,000 – £385,000

**MANSELL
McTAGGART**
Trusted since 1947

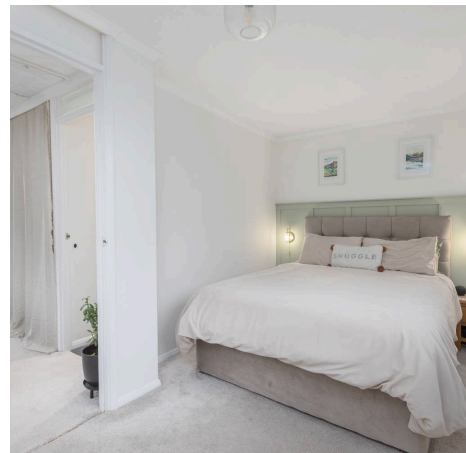
Estcots Drive

East Grinstead

A much improved and updated, three bedroom family home which is well situated on the ever popular Worsted Farm Estate. This property would suit a wide range of purchasers and is located within close proximity of East Grinstead town centre, local schooling and mainline train station.

The ground floor briefly comprises: entrance hall with fitted mat; fitted kitchen with a range of wall and base level units, worksurface inset sink and drainer unit, integrated dishwasher, gas hob with overhead extractor hood, electric oven, space and plumbing for a washing machine and a window to the front aspect. The spacious living/dining room with an understairs cupboard and French doors opening to the rear garden, completes the ground floor.

On the first floor there is a landing with loft ladder access to the partially boarded loft; master bedroom with rear aspect views; double guest bedroom and a single bedroom that is currently being used as study/office. A family bathroom with low level WC, wash hand basin, bath with mixer taps and an overhead shower completes the accommodation.





Estcots Drive

East Grinstead

Externally, the property has a small front garden with new turf and gated side access to the landscaped rear garden, which benefits from a gravelled patio area, new turf flanked by flower bed borders and a pathway that leads to an area of hardstanding, which would provide an excellent base for a large shed/summer house measuring approx 15x10 ft. The property includes one allocated parking space and plenty of on street parking to the front.

The property benefits from a complete gas central heating overhaul, with new radiators throughout and a new Bosch combi boiler.

Agents Note:

Under the Estate Agents Act 1979 we advise that the property is being sold by an employee of Mansell McTaggart.

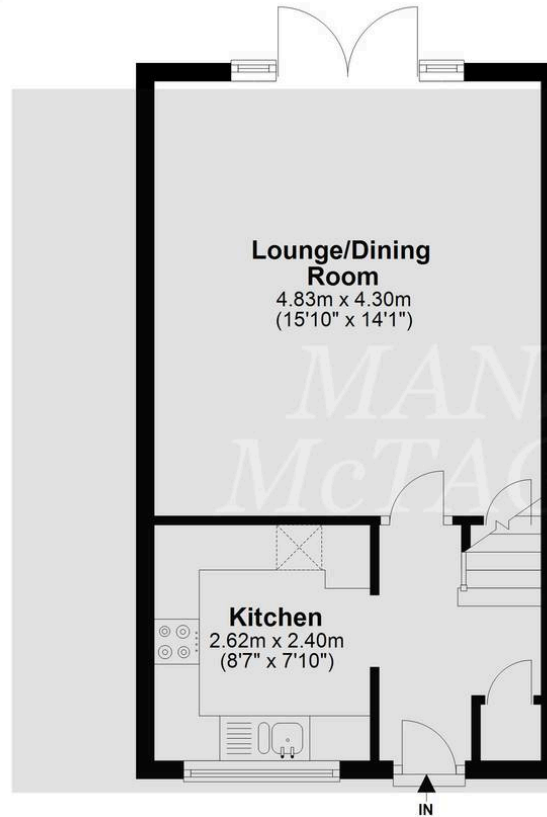


- End of terrace family home
- Three bedrooms
- Updated and improved
- Decorated and new carpets laid throughout
- Spacious living/dining room with French doors to the garden
- Landscaped gardens
- Recently fitted Combi boiler
- Allocated parking for 1 vehicle
- Walking distance to town centre
- Close proximity to local schools



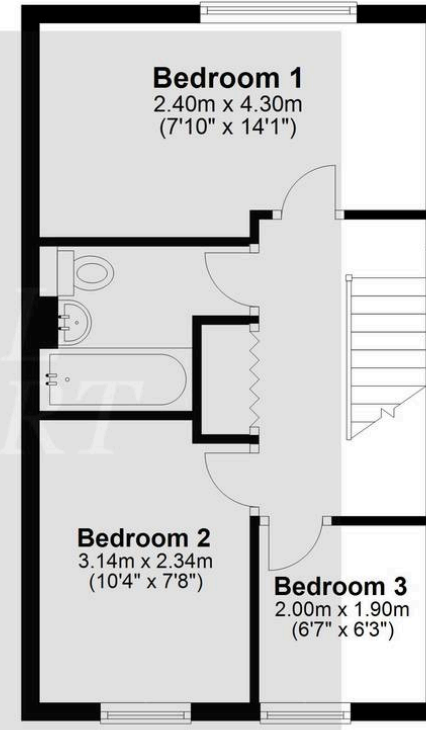
Ground Floor

Approx. 32.5 sq. metres (349.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 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.

Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.