



West Hill, East Grinstead

Guide Price £425,000 – £440,000

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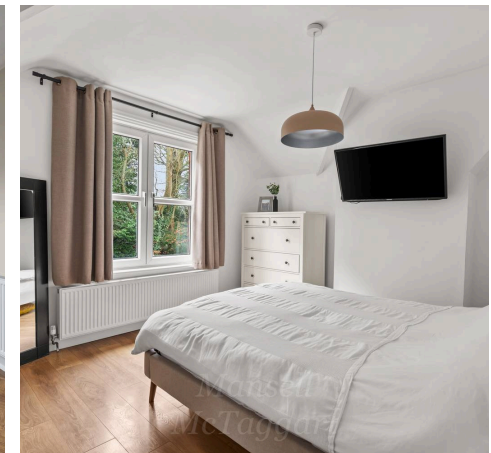
West Hill

East Grinstead

A well presented, Edwardian semi detached family home which is ideally situated within walking distance to East Grinstead town centre, local schools and mainline train station. This two double bedroom, two reception room property has been updated and improved throughout, by the current owners.

The living accommodation briefly comprises: entrance hall; living room with a log burner; dining room with rear aspect views; modern fitted kitchen which has a range of wall and base level units, electric oven, 4 ring induction hob, dishwasher, washing machine, fridge freezer and back door access to the rear garden, concludes the ground floor. There is also Amtico flooring throughout the living and dining room.

The first floor consists of a landing with a storage cupboard; master bedroom with front aspect views; a modern family bathroom with a WC, wash hand basin and bath with an overhead shower. A double guest bedroom with views over the garden completes the living accommodation.





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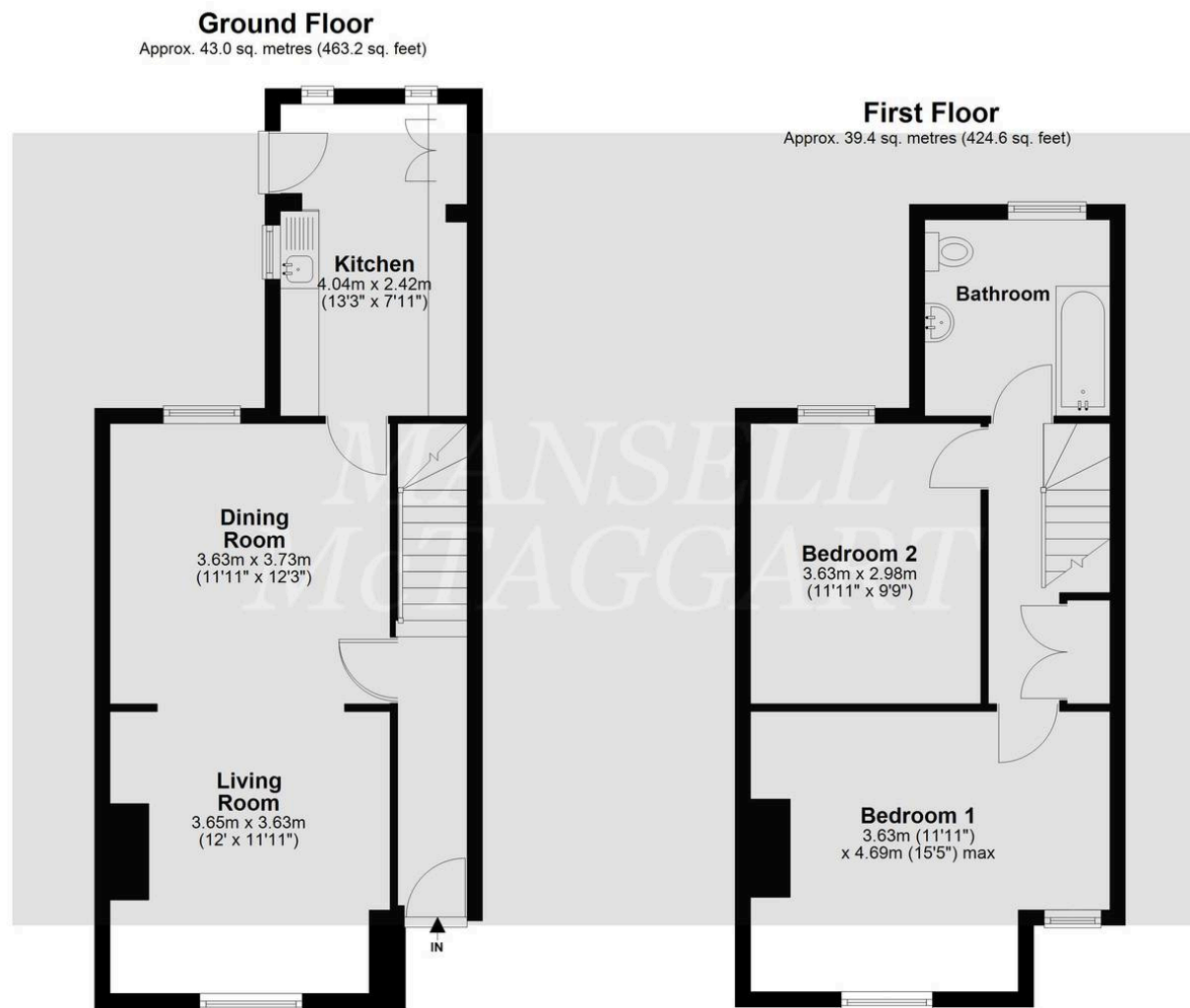
Externally the property has a paved front garden that could be turned into driveway parking, subject to planning permission. Gated side access leads to the rear garden which is mainly laid to lawn with a decked seating area abutting the rear of the property.

Council Tax band: D

Tenure: Freehold

- Semi detached family home
- Two double bedrooms
- Two reception rooms
- Modern fitted kitchen with appliances
- Well presented and modern throughout
- Scope to extend STPP
- Private rear garden
- Short walk to East Grinstead town centre
- Walking distance to a mainline train station
- On Street parking but potential to make a driveway STPP





Total area: approx. 82.5 sq. metres (887.8 sq. feet)

Mansell McTaggart East Grinstead

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