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**Butlers Way, East Grinstead**

Guide Price £435,000 – £450,000

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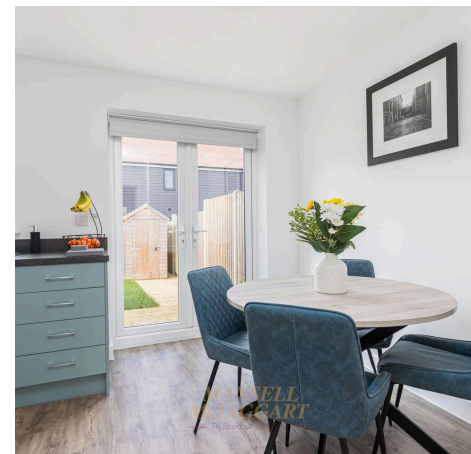
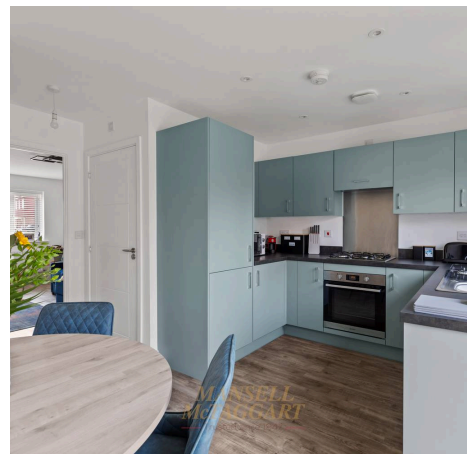
# Butlers Way

## East Grinstead

A well presented and modern, two double bedroom semi detached home which was built in 2023 and still benefits from the remainder of the new build warranty. The property offers versatile living space arranged over two floors totalling 774sq ft and further benefits from driveway parking and a private east facing rear garden.

The living accommodation briefly comprises: entrance hall; living room with an understairs cupboard; downstairs cloakroom with a WC and wash hand basin. A fitted kitchen with a range of wall and base level units, washing machine, fridge/freezer, dishwasher, electric oven with a 4 ring induction hob and French doors to the garden concludes the ground floor.

On the first floor there is a landing with loft hatch access and an airing cupboard; master bedroom; family bathroom with a WC, wash hand basin, heated towel rail and bath with overhead shower. A double guest bedroom completes the living accommodation.







## Butlers Way

East Grinstead

Externally, the property benefits from a driveway with space for 2/3 cars. Gated side access leads to the mainly laid to lawn rear garden with a patio seating area abutting the rear of the property.

The property further benefits from local views of the viaduct used by the historic Bluebell railway steam train, and residents can enjoy this whilst having a country walk on the open fields

Yearly estate management charge - £290.77

Council Tax band: D

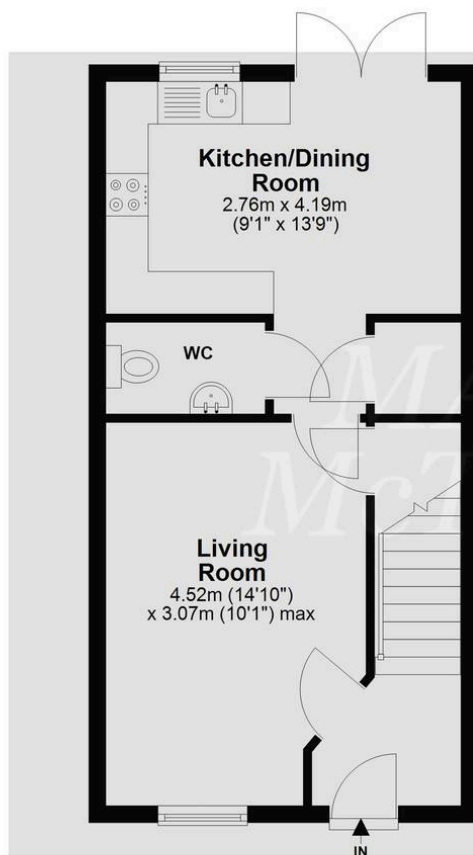
Tenure: Freehold

- Semi detached
- Two double bedrooms
- Modern and well presented throughout
- Fitted kitchen with integrated appliances
- Downstairs cloakroom
- Driveway parking
- Private rear garden
- Short walk to East Grinstead town centre and mainline station
- Built in 2023 with a 10 year build warranty
- Easy access to the Gatwick, M23 & M25



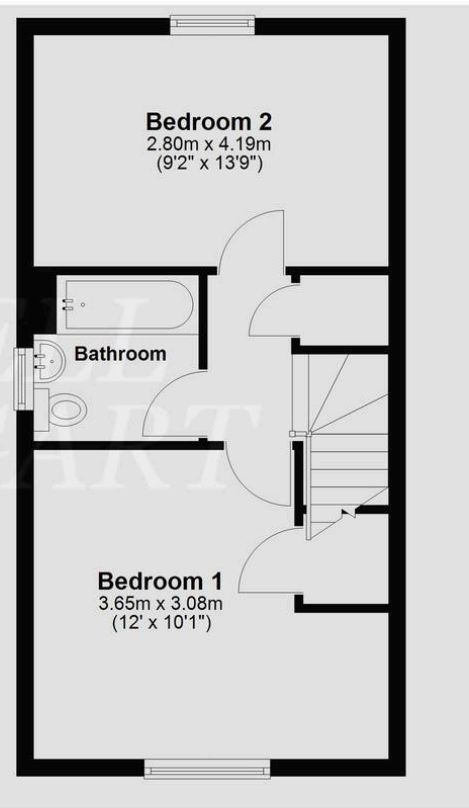
## Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 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 buyer.

Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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