



**Cranston Road, East Grinstead**

Offers in Region of **£675,000**

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McTAGGART**  
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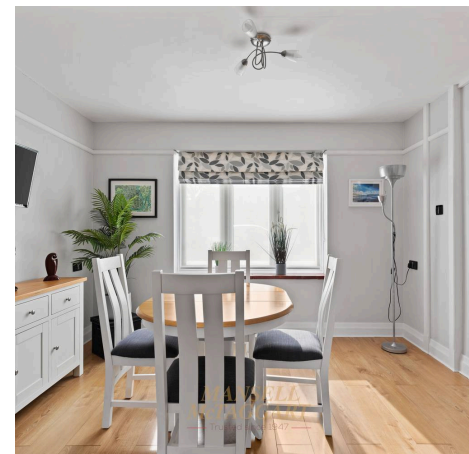
# Cranston Road

## East Grinstead

This stunning, three double bedroom, detached family home resides in the sought after location of Cranston Road and away from the main road. This property has undergone various upgrades and modern touches throughout to offer spacious accommodation arranged over two floors. Just a stones throw from the Town centre, local schools and the mainline train station, this property will suit a variety of buyers.

The accommodation briefly comprises: entrance porch with original doors leading to the reception hall; downstairs cloakroom with a low-level WC, wash hand basin and underfloor heating; triple aspect living room with a feature Bay window and a sliding patio door leading to the rear garden; dual aspect kitchen/dining room with a range of modern wall and base level units, sink with window overlooking the garden; dishwasher, fridge and access to the rear entrance porch completes the ground floor.

The first floor comprises: master bedroom with a view to the front aspect; dual aspect double guest bedroom; further double guest bedroom outlook to the rear garden; family bathroom with a wash hand basin, heated towel rail, underfloor heating, bath with overhead shower and a view to the rear; separate low-level WC; spacious landing with access to the well insulated loft with power and lighting concludes the accommodation.







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Externally, the property further benefits from a cobbled driveway suitable for multiple vehicles as well as an attractive frontage. This leads to the side access gate with further driveway space. The secluded and extensive rear garden is mostly laid to an expanse of lawn with a patio abutting the rear of the property, summer house with power and lighting, garden shed with power, insulated utility room with plumbing, power and lighting as well as a variety of mature trees, shrubs and flowering plants.

Council Tax band: E

Tenure: Freehold

- Detached family home
- Three double bedrooms
- Potential to extend (STPP)
- Upgraded and modernised throughout
- Two reception rooms
- Family bathroom and downstairs cloakroom
- Driveway parking
- Extensive and secluded rear garden
- Short walk to Town centre
- Close proximity to train station and schools





Main area: Approx. 101.2 sq. metres (1089.4 sq. feet)

Plus outbuildings, approx. 14.2 sq. metres (152.3 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.

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