



Charlwoods Road, East Grinstead

Offers in excess of £350,000

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# Charlwoods Road

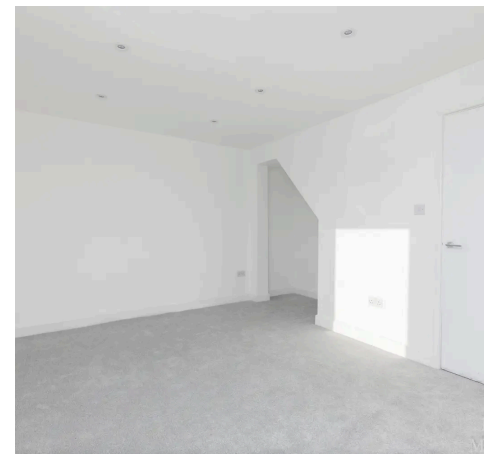
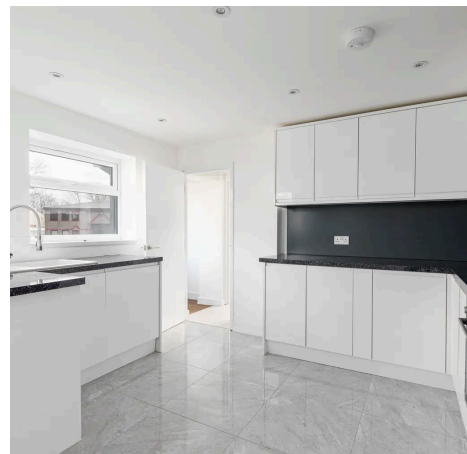
## East Grinstead

This newly refurbished three bedroom family home is situated within a sought after area of East Grinstead with just a short walk to the town centre, local schools and the mainline train station.

The property briefly comprises: reception hallway; open plan kitchen/dining room with a range of wall and base level units, sink and drainer, gas hob, electric fan oven and overhead extractor, integrated appliances; tiled floors and a door leading to the rear garden; dual aspect living room with a nook located under the stairs.

The first floor comprises: double guest bedroom with a view overlooking the rear garden; double guest bedroom that outlooks to the front aspect; family bathroom with low-level WC, wash hand basin, bath with mixer taps and a heated towel rail.

The top floor is solely occupied by the master bedroom and consists of a large eave storage area, twin windows overlooking the rear garden and an ensuite complete with a low-level WC, wash hand basin and shower suite.





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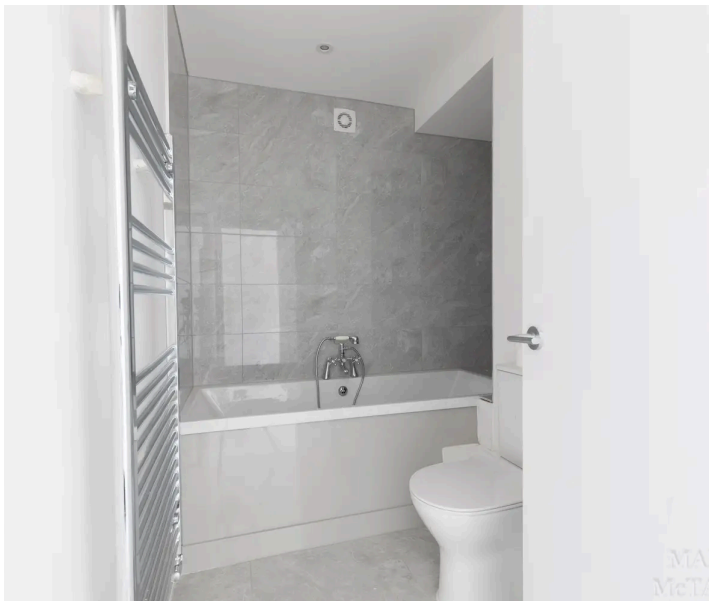
### East Grinstead

Externally, the properties secluded rear garden is laid to lawn with a wrap-around patio area providing an extensive hard standing area perfect for outdoor seating/dining. The property also utilises plenty of on-street parking.

Council Tax band: C

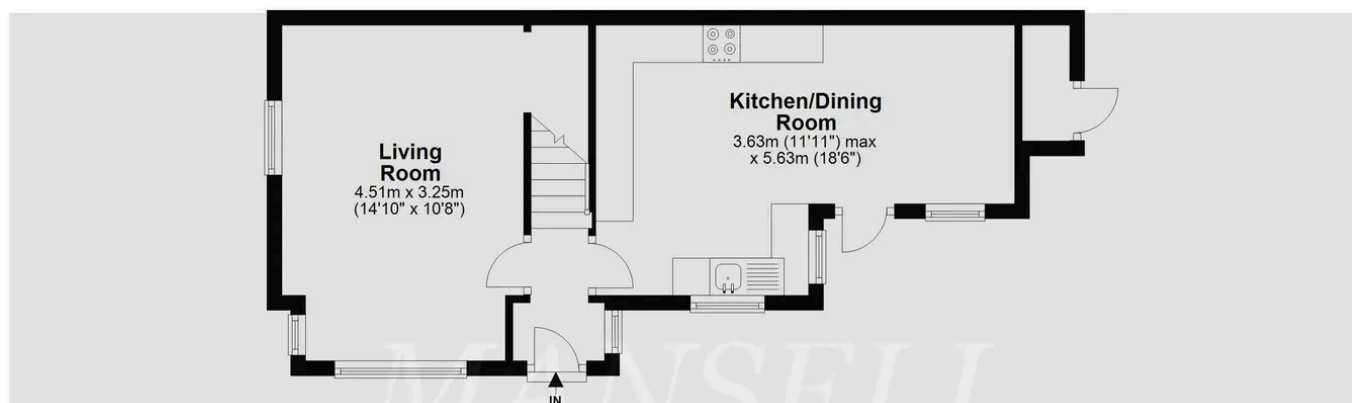
Tenure: Freehold

- Newly refurbished to a high standard
- Semi-detached family home
- Spacious living room
- Open plan kitchen/dining room
- Master bedroom with ensuite
- Family bathroom
- Secluded rear garden
- Close proximity of local schools
- Walking distance to train station



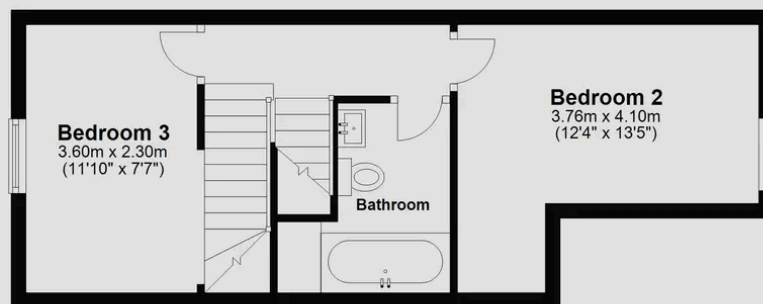
## Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



## Second Floor

Approx. 18.3 sq. metres (197.5 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 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

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