



**Sandy Lane, East Grinstead**

Guide Price **£725,000**

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## Sandy Lane

A rare opportunity to acquire this highly desirable four bedroom, detached, family home with large front and rear gardens and extensive driveway parking. Situated in the exclusive location of Sandy Lane, this property sits just a short walk from East Grinstead high street, local schools and the mainline train station. The property would benefit from modernisation and there is huge potential for a substantial extension, subject to the necessary planning consents, with nearby properties having been significantly extended over the past few years.

The accommodation comprises: storm porch; large reception hall with under stair storage housing the gas boiler; downstairs cloakroom with WC and wash hand basin; dual aspect living room with sliding patio doors leading to the secluded rear garden; formal dining room with a view to the front aspect; fitted kitchen with a range of wall and base level units, sink and drainer with plenty of space for white goods, view overlooking the rear garden as well as a side entrance door completing the ground floor.

The first floor comprises: master bedroom with a view overlooking the front aspect; double bedroom with fitted wardrobes looking out to the back garden; further double bedroom with a window to the front aspect and fitted wardrobes; single bedroom/study overlooking the front garden; family bathroom with WC, wash hand basin, bath and a shower concludes the accommodation.







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Externally, the property further benefits from driveway parking for multiple vehicles and leads to the single garage with up and over door. The property is set back from the lane with a mature frontage giving privacy, entrance gates at both sides of the property to a spacious rear garden that is laid to an expanse of level lawn with a large patio running along the the rear of the property. The garden is a particular feature with a variety of mature trees, shrubs and flowering plants in addition to a timber garden shed. There is a separate area towards the bottom of the garden behind mature fruit trees, providing further space for a range of uses such as a vegetable plot.

The property is being offered with vacant possession and no onward chain.

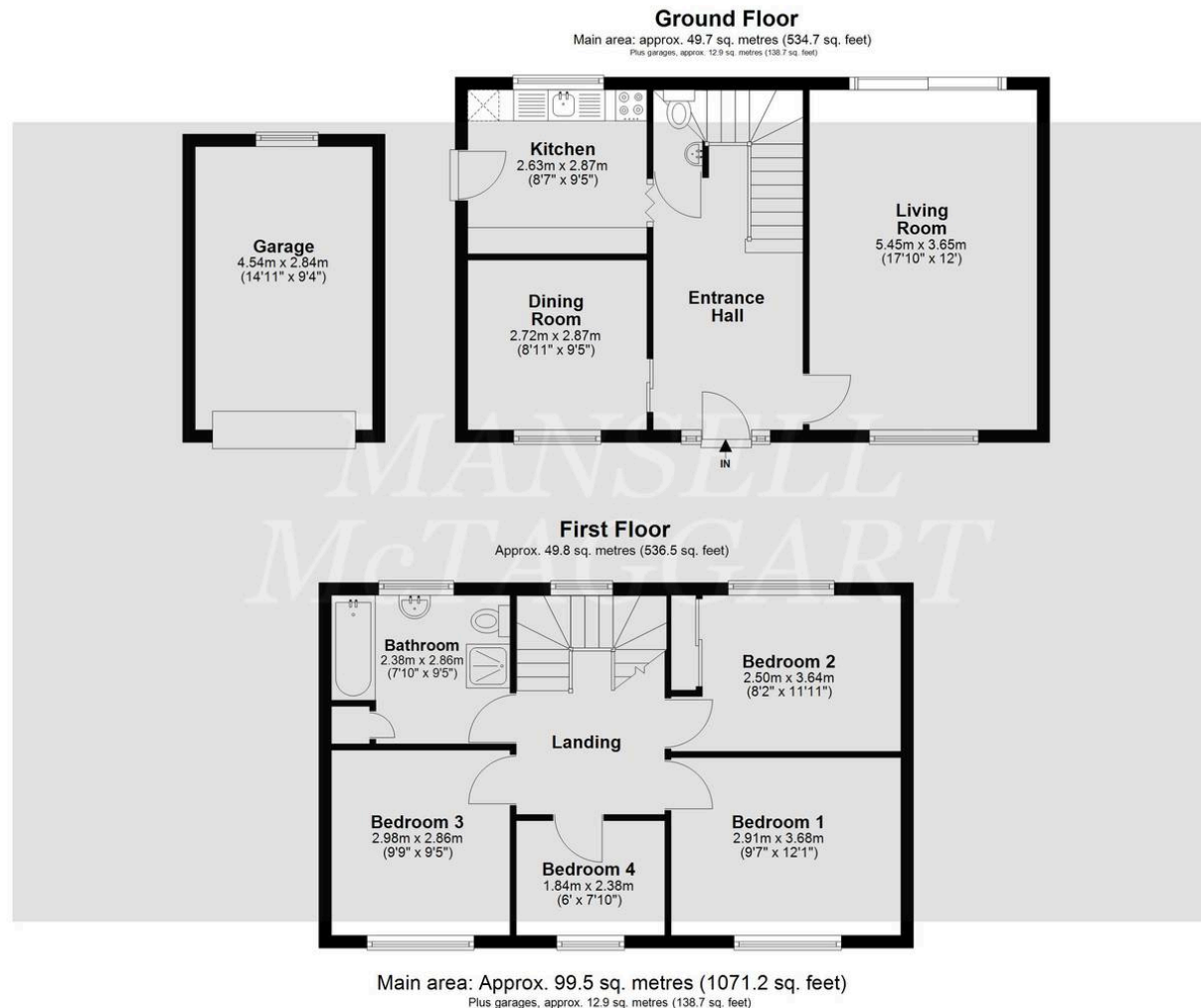
Council Tax band: F

Tenure: Freehold

- Detached family home
- Potential to extend STPP
- Four bedrooms
- Driveway parking
- Large rear garden
- Walking distance to town centre
- Close proximity to main line train station
- Garage
- Development opportunity







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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