



Yew Lane, East Grinstead

Guide Price **£1,000,000 – £1,100,000**

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A well presented and spacious, five bedroom detached family home ideally located on a sought after and rarely available private road. This 2396 Sq ft property has been extended and modernised throughout to a high standard over the years. This impressive home sits within an extensive corner plot utilising ample driveway parking and both front and rear gardens.

The accommodation briefly comprises: storm entrance porch; reception hall with log burning stove and under stair storage; downstairs cloakroom with low-level WC and wash hand basin; dual aspect living room with a substantial marble fireplace and French doors leading to the dining room; modern kitchen/breakfast room with a range of wall and base level units, granite work surfaces, island with integrated breakfast bar, sink and drainer, NEFF hob and double ovens; utility room with base level units, sink and drainer and a door leading to the rear; dining room with a view out to the rear garden; versatile third reception room that could be utilised as a playroom/snug and a stable door leading to the rear completes the ground floor.

The first floor comprises: dual aspect master bedroom with ensuite bathroom complete with low-level WC, wash hand basin, bath with mixer taps and a double walk-in shower; double guest bedroom overlooking to the rear of the property; two further double guest bedrooms; single guest bedroom with a view to the rear garden; family bathroom with wash hand basin with vanity and double walk-in shower and separate low-level WC, wash hand basin and heated towel rail completes the accommodation.





Externally, the property further benefits from an extensive driveway with entrance and exit gates and a summerhouse/games room with internal loft storage. The front garden is laid to a large expanse of lawn with a border consisting of mature trees. The rear garden mainly laid to lawn with a substantial patio area, garden storage shed and gated side access either side of the property. There is also an insulated garden room which has power, lighting, loft storage and Bi fold doors which open up onto the garden.

- Detached Family home
- Five bedrooms
- Three reception rooms
- 2396 sq ft of living space
- Private road
- Large front and rear gardens
- Modernised throughout
- Versatile outbuildings
- Walking distance to local schools and train station
- Close proximity to East Grinstead town centre





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.

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