



COLE'S
ESTATE AGENTS

Chaucer Avenue, East Grinstead

Offers Over £525,000

Coles Estate Agents are delighted to offer to the market this link detached property in a popular residential area offering well presented accommodation. The ground floor comprises entrance hall, living/dining room, kitchen and conservatory with views of the East Grinstead Viaduct. The first floor consists of three bedrooms and large family bathroom.

Outside the property benefits from front garden, driveway for three cars, garage and spacious south east facing rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

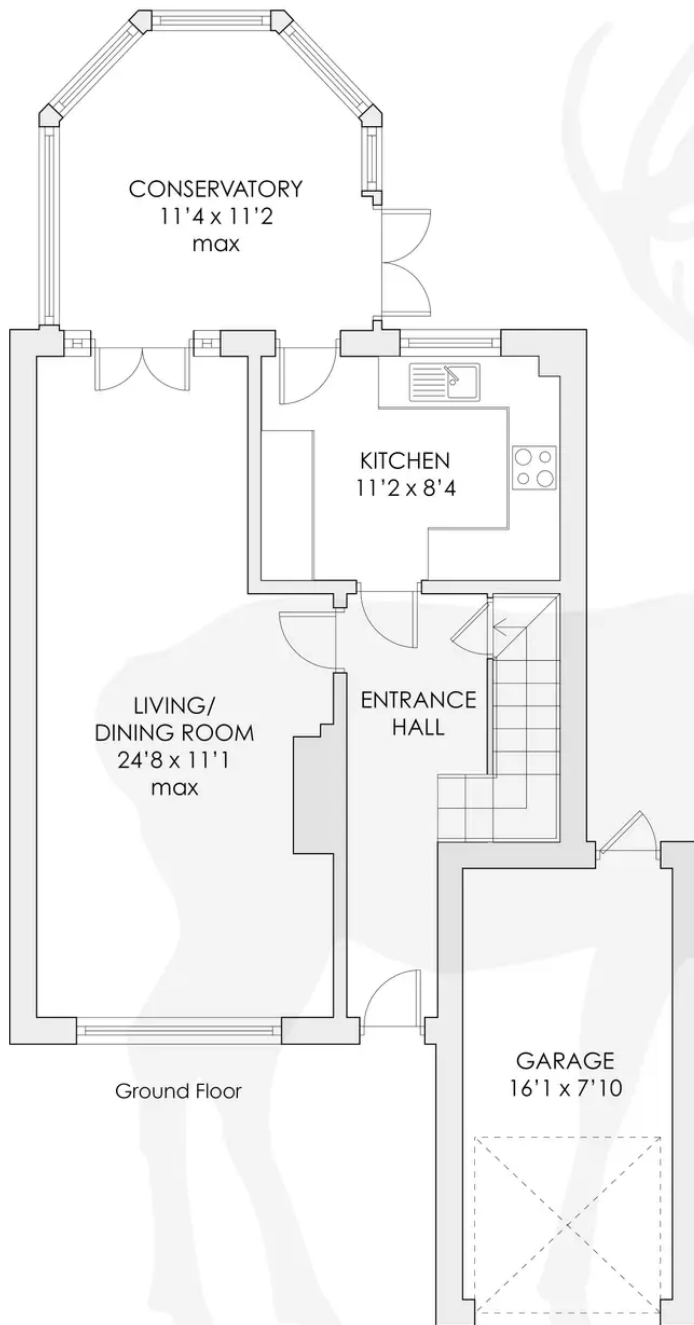
Key Features

- Popular Residential Area
- Walking Distance of Station (0.6 miles)
- South East Facing Garden
- Garage & Driveway
- Views of East Grinstead Viaduct
- Video Tour Available
- Viewings are Highly Recommended

Location

The property is situated in a popular residential area in a quiet cul-de-sac within easy reach of local primary schools and station. Secondary schools are also within easy reach and the town centre is only 1 mile away and offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets. East Grinstead train station is 0.6 miles away (on foot) and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 8.7 miles away whilst the M25 is 10.2 miles distant.





CONSERVATORY
11'4 x 11'2
max

KITCHEN
11'2 x 8'4

LIVING/
DINING ROOM
24'8 x 11'1
max

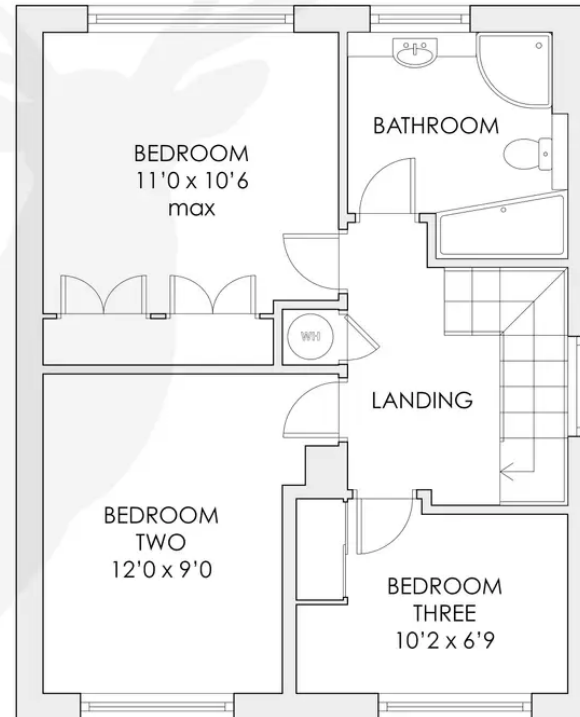
ENTRANCE
HALL

GARAGE
16'1 x 7'10

Ground Floor



COLE'S ESTATE AGENTS
Ref 10000
This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.



BEDROOM
11'0 x 10'6
max

BATHROOM

LANDING

BEDROOM
TWO
12'0 x 9'0

BEDROOM
THREE
10'2 x 6'9

First Floor





Cole's Estate Agents

56 High Street, East Grinstead - RH19 3DE

01342 324616 • sales@colesestateagents.com • www.colesestateagents.com/

