

£725,000

Lowdells Lane, East Grinstead



- Extended Detached Family Home
- Four/Five Bedrooms
- Stunning Kitchen/Dining Room
- Three Reception Rooms
- Utility and Downstairs Shower Room
- En-suite to the Main Bedroom
- Garden
- Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Woodcote, Lowdells Lane, East Grinstead, West Sussex RH19 2EA

Garnham H Bewley are pleased to present to the market this deceptively spacious extended four/five bedroom detached family home which has been altered and modernised by the current owners to provide a light and stylish living space. The ample accommodation boasts an impressive extended kitchen dining room complete with electric controlled skylights and bi-folding doors, open plan lounge with feature fireplace, utility, family room, office/bedroom, downstairs shower room, four bedrooms to the first floor, en-suite to the main bedroom, family bathroom, private garden and driveway parking. The property is ideally situated for the local primary schools and internal viewings come highly recommended to fully appreciate this great example of a stylish detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor, under stairs storage cupboard and access to the downstairs shower room which comes complete with wash hand basin, low level W.C., heated towel rail and window to the side aspect. The kitchen dining room has been extended to the rear providing views over the garden and has been fitted with a range of wall and base level units, breakfast bar, 1 1/2 bowl sink with drainer, space for range cooker with extractor hood above, integrated fridge, dishwasher, wine cooler, electric controlled skylights, window to the rear aspect and bi-folding doors onto the garden. The open plan lounge area has a feature fireplace and leads onto the kitchen/dining area. The utility is situated just off the kitchen and has wall and base level units, sink with drainer, integrated freezer, space for washing machine, tumble dryer, cupboard housing the boiler and door providing side access. The family room is set to the front aspect with bay window and there is also the additional study/bedroom which is versatile in its use.

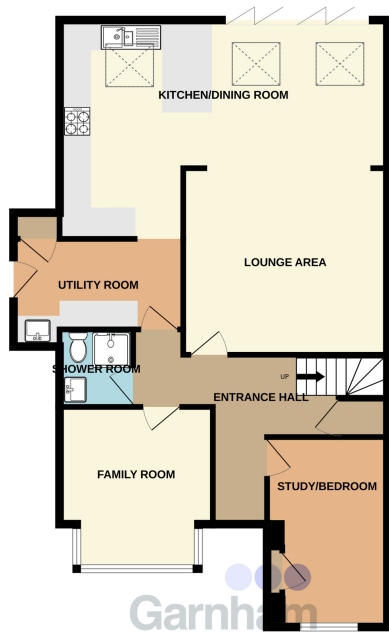
The first floor consists of part-galleried landing with window to the side aspect and loft access via a pull down loft ladder. The main bedroom and bedroom two both overlook the rear garden and come with built in wardrobes. The main bedroom also has the added bonus of access to the en-suite which has been fitted with shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the side aspect. Bedrooms three and four are both set to the front aspect and also benefit from built in wardrobes. There is also the family bathroom which has been fitted with a panel enclosed corner spa bath, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the side aspect.

Outside the garden has been well landscaped with patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. There is side access to both sides and to the front is the driveway providing ample off road parking.

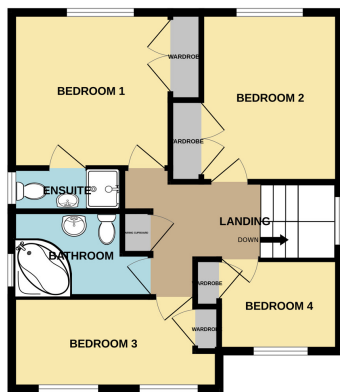


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GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Ground Floor
Entrance Hall

Downstairs Shower Room

Kitchen/Dining Area
22' 11" x 15' 1" (6.99m x 4.60m)

Utility
11' 8" x 5' 5" (3.56m x 1.65m)

Lounge Area
14' 1" x 12' 10" (4.29m x 3.91m)

Family Room
11' 2" x 10' 7" (3.40m x 3.23m)

Study/Bedroom
13' 1" x 8' 3" (3.99m x 2.51m)

First Floor
Landing

Main Bedroom
11' 9" x 10' 11" (3.58m x 3.33m)

En-suite
7' 7" x 2' 10" (2.31m x 0.86m)

Bedroom 2
11' 11" x 8' 11" (3.63m x 2.72m)

Bedroom 3
14' 4" x 6' 4" (4.37m x 1.93m)

Bedroom 4
8' 0" x 6' 4" (2.44m x 1.93m)

Family Bathroom
6' 11" x 5' 11" (2.11m x 1.80m)

Outside
Garden

Driveway



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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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