

£525,000

6 Bourg de Peage Avenue, East Grinstead



- Detached Family Home
- Four Bedrooms
- Kitchen/Dining Room
- Lounge and Conservatory
- Downstairs W.C.
- Family Bathroom
- Garden
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



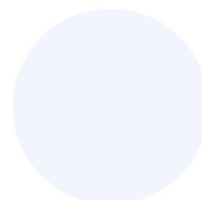
## 6 Bourg de Peage Avenue, East Grinstead, West Sussex RH19 3YE

Garnham H Bewley are pleased to present to the market this stunning four bedroom detached family home ideally situated for access to local schools and the property has been modernised by the current owners to provide a light and stylish living space. The accommodation currently boasts a refitted kitchen/dining room with bi-folding doors leading to the conservatory, lounge, ever handy downstairs W.C., four bedrooms to the first floor, family bathroom and detached garage. Outside the garden is tiered upwards creating great spaces for entertaining and internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into the entrance porch with door leading into the entrance hall which provides access to the downstairs W.C., under stairs storage cupboard and stairs leading to the first floor. The kitchen/dining room overlooks the rear garden and has been fitted with a range of wall and base level units, centre island housing the gas hob, 1 1/2 bowl sink with drainer, integrated fridge/freezer, space for dishwasher, washing machine, door to the rear garden and bi-folding doors leading into the conservatory. The lounge is set to the front aspect with door leading to the entrance hall and French doors into the kitchen.

The first floor consists of landing with access to the airing cupboard and window to the side aspect. The main bedroom and bedroom four are both set to the front aspect and the main bedroom benefits from built in wardrobes. Bedrooms two and three both overlook the garden. There is also the family bathroom which has been fitted with a panel enclosed bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the side aspect.

Outside the rear garden has a patio area ideal for seating and stairs leading up to a lawned garden with a range of mature shrubs and borders. There is rear access to the garage and access to the side. To the front there is the driveway providing ample parking and leading to the detached garage.



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# Accommodation

**Ground Floor  
Entrance Porch**

**Entrance Hall**

**Downstairs W.C.**

**Kitchen/Dining Room**  
20' 0" x 12' 3" (6.10m x 3.73m)

**Conservatory**  
12' 6" x 12' 3" (3.81m x 3.73m)

**Lounge**  
14' 10" x 13' 0" (4.52m x 3.96m)

**First Floor  
Landing**

**Main Bedroom**  
13' 3" x 10' 6" (4.04m x 3.20m)

**Bedroom 2**  
11' 11" x 10' 7" (3.63m x 3.23m)

**Bedroom 3**  
10' 7" x 9' 4" (3.23m x 2.84m)

**Bedroom 4**  
9' 4" x 7' 0" (2.84m x 2.13m)

**Family Bathroom**  
6' 1" x 6' 0" (1.85m x 1.83m)

**Outside  
Garden**

**Garage**

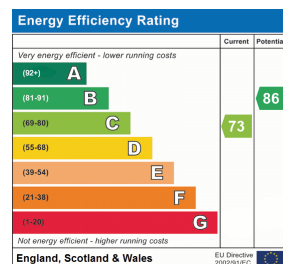
**Driveway**



**TOTAL FLOOR AREA - 1245 sq. ft. (115.7 sq. m.) approx.**  
While every effort has been made to ensure the accuracy of the description contained here, measurements of floors, heights, areas and any other facts 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 the prospective purchaser. The services, fixtures and appliances shown have not been located and the purchaser should be satisfied on this point. Made with MetreSpace CCDC



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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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