

Price:

£430,000

Garnham  
H Bewley

73 The Glades, East Grinstead



- Three Bedroom Family Home
- Large Lounge & Separate Dining Room
- Stylishly Fitted Kitchen
- Family Bathroom & Downstairs WC
- Conservatory
- Driveway Parking for Two Cars
- Low Maintenance Rear Garden
- Close Proximity to Excellent Primary & Secondary Schools

For further information contact Garnham H Bewley:

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



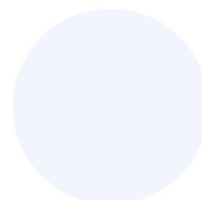
## 73 The Glades, East Grinstead, West Sussex RH19 3XW

Garnham H Bewley are delighted to offer for sale this stunning three bedroom terraced family home. Conveniently located on the edge of the ever-popular Worsted Farm estate, this property is superbly positioned for easy access to excellent Primary and Secondary schools and is within walking distance to east Grinstead's historic Tudor high street and mainline railway station.

The property is entered through a porch which has built-in storage for coats and shoes to the right a door to the downstairs WC / cloakroom on the left. The lounge is bright and airy has been fitted with sliding doors to the rear which open into the conservatory. The conservatory enjoys a lovely view over the rear garden and out towards the woodland behind. The current owner has converted what used to be an integral garage into a bright and modern dining room adding another dynamic to the house. There is a large bay window to the front aspect and some large utility cupboards under the stairwell where the tumble dryer is hidden away. The kitchen sits to the rear of the property overlooking the rear garden. It has been stylishly fitted with a variety of wall and base-level units, a large range cooker, and leaves space for a washing machine, dishwasher and up-right fridge/freezer. There is a door from the kitchen leading into the conservatory.

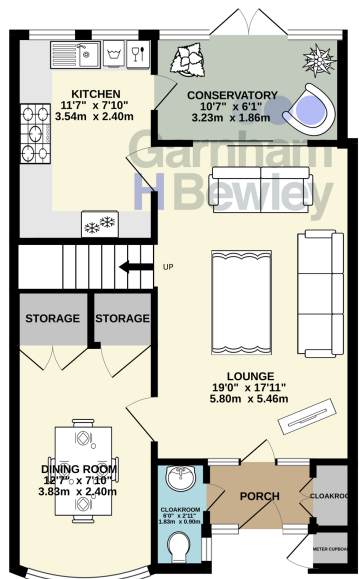
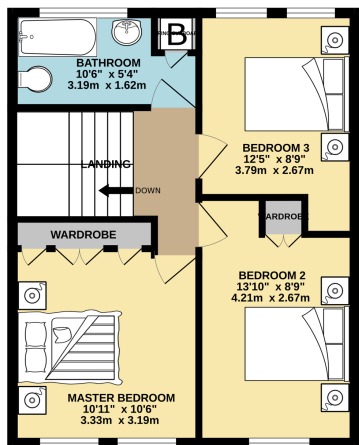
Upstairs there are three double bedrooms, the largest of which sits to the front of the property and has built-in wardrobes spanning the width of the room. The bedrooms are excellently complimented by the tastefully-appointed and contemporary family bathroom, which has been fitted with a panel-enclosed bathtub with shower above, low-level WC, wash-hand-basin with built in store above and a towel rail. The gas combination boiler is housed in the airing cupboard in the bathroom.

Outside, the property benefits from a very low-maintenance rear garden which has been laid with astro-turf and has a large expanse of patio across the rear of the house. The current owner has recently installed a newly-fitted garden shed. The garden itself backs onto dense and beautiful woodland. There is driveway parking for two vehicles at the front of the property and a small meter cupboard at the front which houses the fuse box, gas and electricity meters and provides additional storage.



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1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.

73 THE GLADES - FLOORPLAN

TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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 Porch:

6' 0" x 3' 9" (1.83m x 1.14m)

#### Downstairs WC:

2' 11" x 6' 0" (0.89m x 1.83m)

#### Lounge:

19' 0" x 17' 11" (5.79m x 5.46m)

#### Dining Room:

12' 7" x 7' 10" (3.84m x 2.39m)

#### Kitchen:

11' 7" x 7' 10" (3.53m x 2.39m)

#### Conservatory:

10' 7" x 6' 1" (3.23m x 1.85m)

### First Floor:

#### Master Bedroom:

10' 11" x 10' 6" (3.33m x 3.20m)

#### Bedroom Two:

13' 10" x 8' 9" (4.22m x 2.67m)

#### Bedroom Three:

12' 5" x 8' 9" (3.78m x 2.67m)

#### Bathroom:

10' 6" x 5' 4" (3.20m x 1.63m)



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**Nearest Stations:**

East Grinstead Station (1.2 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

**Nearest Schools:**

Sackville School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.4 miles)

Brambletye School - Independent School (1.1 miles)

Blackwell Primary School - Ofsted: Good (1.0 miles)

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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