

Price:

£450,000

3 Knole Grove, East Grinstead



- Charming Semi-Detached Family Home
- Three Bedrooms
- Bright and Airy Lounge
- Stylish Kitchen/Diner with Separate Conservatory
- Family Bathroom
- Stunning, Low-Maintenance Rear Garden
- Driveway for Two Vehicles
- Planning Permission Granted for Downstairs Washroom

For further information contact Garnham H Bewley:

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## 3 Knole Grove, East Grinstead, West Sussex RH19 2AL

Nestled in a peaceful cul-de-sac just a short stroll from East Grinstead's historic Tudor High Street and mainline railway station, this delightful three-bedroom semi-detached home is brimming with character features and modern conveniences. Ideally positioned for families, the property is within walking distance of highly regarded primary and secondary schools, making it the perfect setting for growing households.

The property opens into a welcoming entrance hall with stairs rising to the first floor. To the right, a bright and spacious lounge enjoys a charming feature fireplace and large window to the front, flooding the room with natural light. To the rear, the generously sized kitchen/diner offers an excellent space for both cooking and entertaining, complete with integrated appliances including an electric oven, four-ring gas hob with extractor, dishwasher, washing machine, fridge/freezer, and a stainless steel sink with drainer. Folding doors open into a large conservatory, seamlessly extending the living space and offering stunning views over the garden.

Elegantly finished throughout the ground floor with stunning oak flooring, the home exudes warmth and timeless appeal.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a third single bedroom—ideal as a nursery, guest room or study. The family bathroom is fitted with a panel-enclosed bathtub, wash-hand basin, low-level WC, and a heated towel rail. A window to the side brings in additional light to the landing, which also features an airing cupboard and loft access.

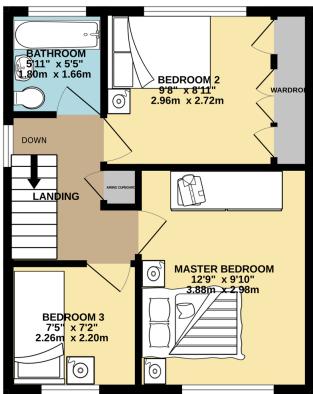
Planning permission has already been granted for a side extension, including a convenient downstairs washroom, offering exciting potential to expand.

Outside, the rear garden has been thoughtfully designed with a patio area and low-maintenance astro-turf, enjoying plentiful sunshine and complete with three large sheds for storage or hobbies. To the front, a private driveway provides off-road parking for two vehicles.

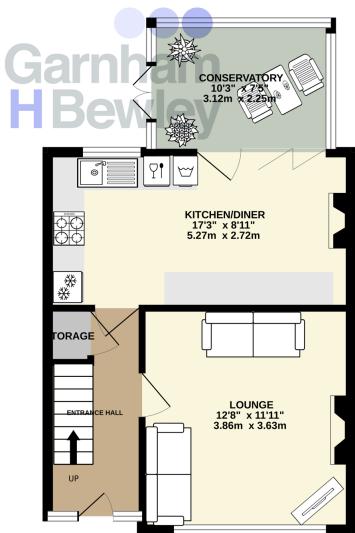


Welcome  
Home

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GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



3 KNOLE GROVE - FLOORPLAN

TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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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## Ground Floor: Lounge:

12' 8" x 11' 11" (3.86m x 3.63m)

## Kitchen/Diner:

17' 3" x 8' 11" (5.26m x 2.72m)

## Conservatory:

10' 3" x 7' 5" (3.12m x 2.26m)

## First Floor:

### Master Bedroom:

12' 9" x 9' 10" (3.89m x 3.00m)

## Bedroom Two:

9' 8" x 8' 11" (2.95m x 2.72m)

## Bedroom Three:

7' 5" x 7' 2" (2.26m x 2.18m)

## Bathroom:

5' 11" x 5' 5" (1.80m x 1.65m)



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#### Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.6 miles)

Lingfield Station (2.9 miles)

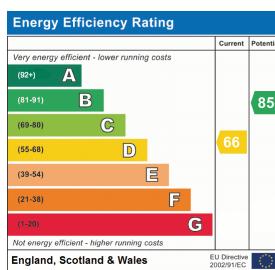
#### Nearest Schools:

Baldwins Hill Primary School - Ofsted: Good (0.2 miles)

Halsford Park Primary School - Ofsted: Good (0.3 miles)

St Mary's CofE Primary School - Ofsted: Good (0.3 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.5 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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