

Price:

£400,000

Garnham
H Bewley

7 Pond Way, East Grinstead



- Modern, Terraced Family Home
- Three Double Bedrooms
- Stunning Kitchen with Integrated Appliances
- Large Lounge & Extended Dining Room to the Rear
- Stylish Four-Piece Bathroom & Ensuite
- Private Garden with Outbuilding
- Garage
- Close Proximity to Excellent Schools

For further information contact Garnham H Bewley:

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



7 Pond Way, East Grinstead, West Sussex RH19 3XT

Extended Three-Bedroom Family Home | Sought-After Worsted Farm Estate | Stylish Interiors | Walk to Schools & Town Centre

Nestled in the ever-popular Worsted Farm estate, this beautifully presented and thoughtfully extended three-bedroom terraced home offers spacious and modern living, perfect for growing families or professionals seeking comfort and convenience. Ideally located within walking distance of the historic Tudor High Street of East Grinstead, and close to highly regarded schools including Estcots Primary and Sackville Secondary, this property combines style with practicality.

As you enter the home, you're greeted by a useful entrance area with space for coats and shoes, with stairs leading to the upper floors. The ground floor opens into a generous and welcoming lounge filled with natural light from the front-facing window. To the rear, the sleek and contemporary kitchen is fitted with integrated appliances and flows seamlessly into the extended dining area / conservatory – a bright and airy space with double doors opening onto the garden, perfect for entertaining.

Upstairs, the first floor offers two well-proportioned double bedrooms and a stunning four-piece family bathroom suite, finished to an exceptional standard. A further staircase leads to the impressive second-floor extension, where you'll find a very large master bedroom complete with a walk-in wardrobe and a stylish en-suite shower room.

Outside, the rear garden is mainly laid to lawn with a patio area ideal for outdoor dining and relaxation. From the garden, you can access the rear of the garage, which has been partitioned to create a versatile garden room. The front section of the garage remains for storage.

This exceptional home offers versatile, modern living in a highly desirable location — early viewing is highly recommended.

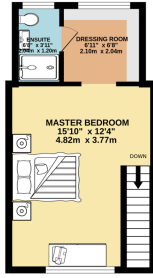


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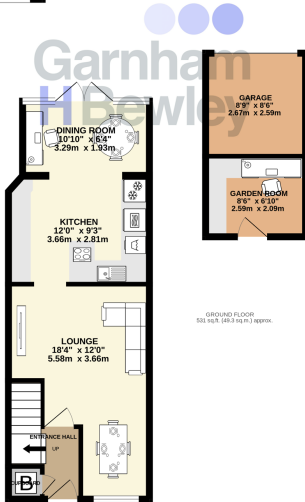
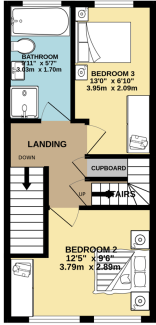
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2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.3 sq.m.) approx.



GROUND FLOOR
532 sq.ft. (49.3 sq.m.) approx.

7 POND WAY - FLOORPLAN

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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:

Lounge:

18' 4" x 12' 0" (5.59m x 3.66m)

Kitchen:

9' 3" x 12' 0" (2.82m x 3.66m)

Dining Room:

10' 10" x 6' 4" (3.30m x 1.93m)

First Floor:

Bedroom Two:

12' 5" x 9' 6" (3.78m x 2.90m)

Bedroom Three:

13' 0" x 6' 10" (3.96m x 2.08m)

Bathroom:

9' 11" x 5' 7" (3.02m x 1.70m)

Second Floor:

Master Bedroom:

15' 10" x 12' 4" (4.83m x 3.76m)

Dressing Room:

6' 11" x 6' 8" (2.11m x 2.03m)

Ensuite:

3' 11" x 6' 8" (1.19m x 2.03m)

Outside:

Garden Room:

8' 6" x 6' 10" (2.59m x 2.08m)

Garage:

8' 6" x 8' 9" (2.59m x 2.67m)



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Nearest Stations:

East Grinstead Station (1.2 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

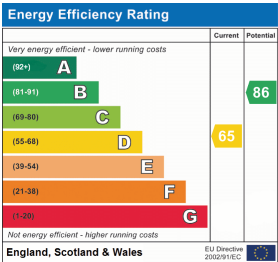
Nearest Schools:

Sackville School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.4 miles)

Brambletye School - Independent School (1.2 miles)

Blackwell Primary School - Ofsted: Good (0.9 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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