

Price:

£650,000

Garnham
H Bewley

79 Fairlawn Drive, East Grinstead



- Detached Family Home
- Four double bedrooms
- Two reception rooms plus conservatory
- Fitted kitchen with garden views
- Downstairs W.C.
- Garage and ample driveway parking
- Attractive, private rear garden with southerly aspect

For further information contact Garnham H Bewley:

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



79 Fairlawn Drive, East Grinstead, West Sussex RH19 1NS

Located in the highly sought-after Imberhorne estate, this fabulous four-bedroom detached family home offers generous living space, a well-maintained rear garden, and excellent proximity to East Grinstead's mainline railway station and local schools.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge with a large window to the front aspect, and a separate dining room that opens directly into the conservatory – ideal for entertaining and enjoying views over the attractive rear garden. The fitted kitchen also enjoys a garden outlook, and there is a useful downstairs W.C. plus internal access to the rear of the garage, which houses the boiler.

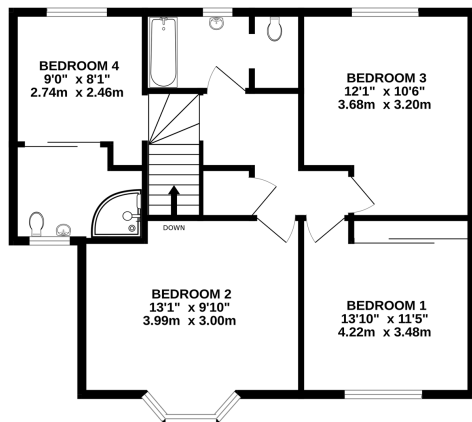
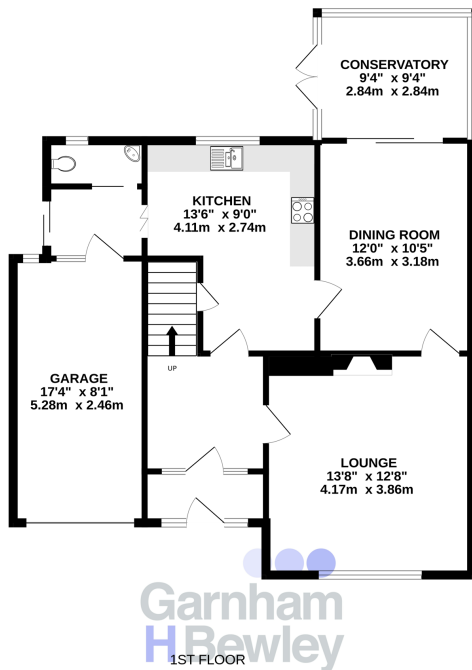
Upstairs, the property features four well-proportioned double bedrooms. The third bedroom benefits from an en-suite shower room, while the master bedroom includes built-in wardrobes. A family bathroom completes the first-floor accommodation.

Externally, the property boasts a private driveway providing ample off-road parking for several vehicles and an attached garage. The rear garden is a particular highlight – mainly laid to lawn with mature hedging and shrubs, several seating areas, and a southerly aspect offering great privacy and sun throughout the day. Key Features: Four double bedrooms En-suite to bedroom three & separate family bathroom Two reception rooms plus conservatory Fitted kitchen with garden views Downstairs W.C. Garage and ample driveway parking Attractive, private rear garden with southerly aspect Convenient access to East Grinstead station and excellent schools.



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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

Entrance Porch

Entrance Hall

Downstairs W.C. Downstairs W.C.

Lounge

12' 8" x 13' 8" (3.86m x 4.17m)

Kitchen

13' 6" x 9' 0" (4.11m x 2.74m)

Dining Room

10' 5" x 12' 0" (3.17m x 3.66m)

Conservatory

9' 4" x 9' 4" (2.84m x 2.84m)

Boot Room

6' 5" x 5' 4" (1.96m x 1.63m)

First Floor

Master Bedroom

13' 10" x 11' 5" (4.22m x 3.48m)

Bedroom 2

13' 1" x 9' 10" (3.99m x 3.00m)

Bedroom 3

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom 4

9' 0" x 8' 1" (2.74m x 2.46m)

En-suite

Family Bathroom

Garage

17' 4" x 8' 1" (5.28m x 2.46m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.7 miles

Dormans Station

2.1 miles

Lingfield Station

3.3 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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