



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Brooklands Way, East Grinstead, RH19

£425,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A rare opportunity to purchase a lovely family home just yards from the train station with two allocated parking spaces. This three bedroom, semi-detached property was built in the late 90's and has been improved to a beautiful standard by the current owners.

Entering the property you will find a downstairs WC and storage cupboard, a well proportioned and stylish kitchen with side door to the garden and a large living/dining room with views to the garden and beyond. Upstairs, the master bedroom benefits from two large integrated wardrobes plus a recently renovated en suite shower room. A further two bedrooms face the front of the house and a gorgeous family bathroom sits midway down the hallway.

Outside, through the living room patio doors, you'll find a well tended garden, mostly laid to lawn but with a handy patio area for those al fresco meals at the garden table. There are sheds at either end of the plot, perfect for your storage needs and to the front of the property you will find two all important allocated parking spaces.

All in all, if you are looking for a fabulous family home, in the heart of East Grinstead, this could just be the one for you.





## KEY FEATURES

- THREE BEDROOMS
- SEMI DETACHED
- BEAUTIFULLY PRESENTED
- LARGE LIVING ROOM
- LOVELY GARDEN
- TWO PARKING SPACES
- BATHROOM & EN-SUITE
- CLOSE TO TRAIN STATION



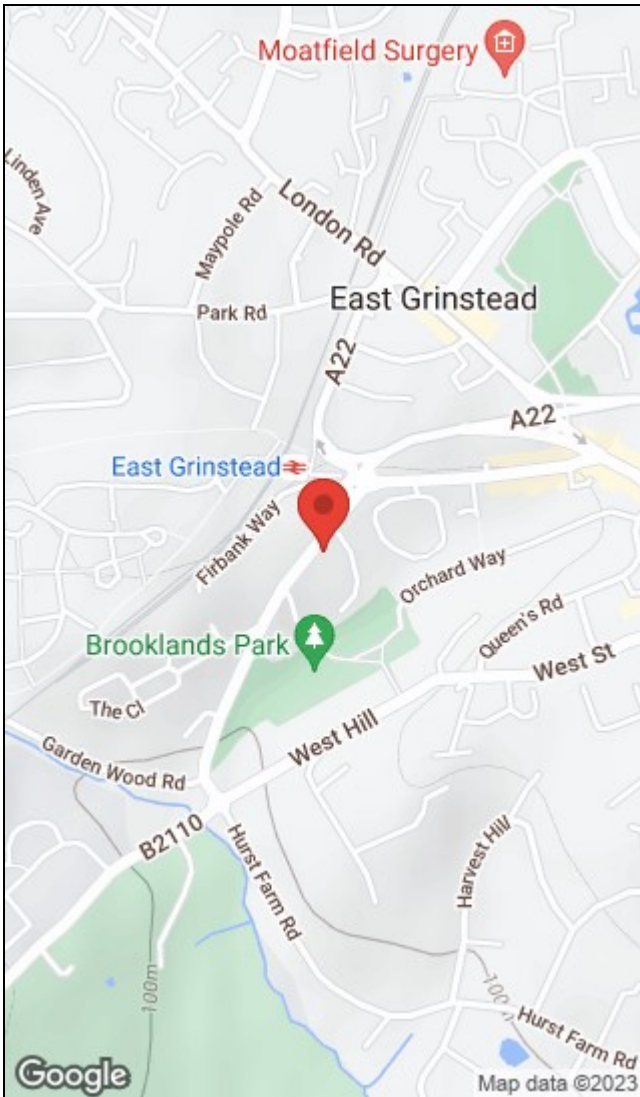
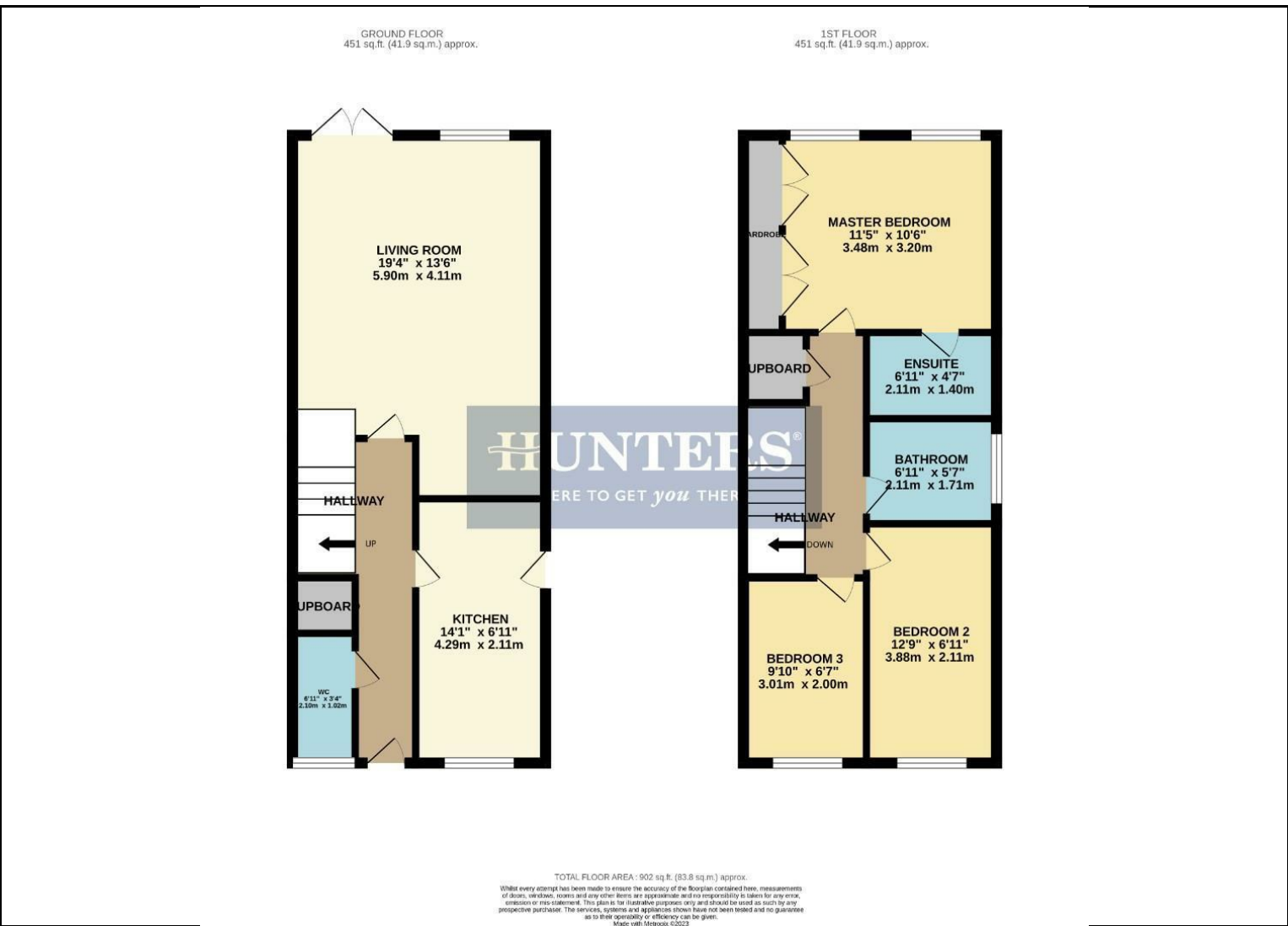












Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	72	85	73
			74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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