



Butlers Way, East Grinstead

Offers in Region of **£550,000**

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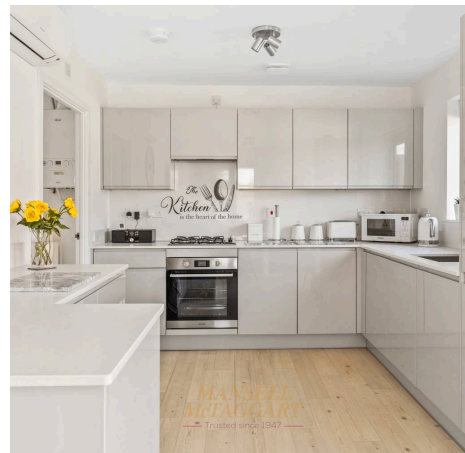
Butlers Way

East Grinstead

This stunning, three bedroom, detached family home resides within a short walk of East Grinstead Town centre, train station and local schools. Constructed in 2022 by renowned developer Linden Homes, This Beckett style home offers versatile living accommodation with a private rear garden within a sought after location.

The accommodation briefly comprises: storm porch; reception hall with a downstairs cloakroom; dual aspect living room with a feature bay window to the front aspect as well as a substantial electric fire and air conditioning unit; open plan kitchen/dining room with a range of wall and base level units, sink and drainer, 4-ring gas hob, electric fan oven, extractor, integrated dishwasher, fridge/freezer and French doors leading to the rear garden as well as an air-conditioning unit; useful utility room with wall and base units, generous under stair storage cupboard and a door to the side aspect completes the ground floor.

The first floor comprises: spacious landing with an air-conditioning unit; dual aspect master bedroom with an ensuite shower room and built-in storage cupboard; double guest bedroom with a view to the front aspect; further guest bedroom overlooking the rear garden; family bathroom with a low-level WC, wash hand basin and a double shower suite concludes the accommodation.





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Externally, the property further benefits from driveway parking for two vehicles and leads to the detached single garage with up and over door. The secluded walled garden is mostly laid to lawn with an extended patio, recently rendered wall, external lighting, raised planters, side entrance gate and various trees, shrubs and flowering plants.

Council Tax band: E

Tenure: Freehold

Estate management fee - £313 per annum

- Detached family home
- Three bedrooms
- Air-conditioning installed
- Master with ensuite
- Downstairs WC
- Utility room
- Driveway parking
- Detached garage
- Secluded rear garden
- Short walk to train station





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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