

Price:

£465,000

Garnham
H Bewley

10 Greenstede Avenue, East Grinstead



- Semi-Detached Family Home
- Three Bedrooms
- Stylishly Extended Kitchen / Diner
- Bright & Spacious Lounge
- Upstairs Bathroom & Downstairs WC
- South-Westerly Facing Rear Garden
- Driveway Parking
- Close Proximity to Excellent Primary & Secondary Schools

For further information contact Garnham H Bewley:

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10 Greenstede Avenue, East Grinstead, West Sussex RH19 3HZ

Situated on the ever-popular Blackwell Estate, this thoughtfully extended three-bedroom semi-detached family home offers stylish and versatile accommodation, with a beautifully finished open-plan kitchen diner, generous south-westerly facing garden and excellent family-friendly surroundings.

The impressive rear extension has created a fantastic heart of the home, with a sleek, contemporary finish throughout and plenty of space for a substantial dining table, making it ideal for both everyday family life and entertaining. The handmade bespoke fitted kitchen is finished to an exceptionally high standard, with a breakfast bar and a range of integrated appliances including a five-ring induction hob, dishwasher, washing machine and tumble dryer. There is also space for a fridge freezer, together with a sink and a half with drainer. Full-width bi-folding doors span the rear of the extension, flooding the room with natural light and creating a seamless connection with the south-westerly facing garden.

To the front, a useful porch provides valuable additional storage for coats, shoes and family essentials, while the separate lounge offers a comfortable reception space away from the main kitchen and entertaining area.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from bespoke fitted wardrobes, providing excellent built-in storage, while the bathroom also incorporates useful storage and a corner bathtub, creating a practical and relaxing space for the family.

Outside, driveway parking provides space for two cars, while the generous rear garden features a large patio immediately adjoining the house, perfect for outdoor dining and entertaining. At the rear is a huge workshop with power and light, offering exceptional additional space for hobbies, storage or home working.

The location is equally appealing, with Blackwell Primary School, Sackville Secondary School and East Court playing fields all within easy reach. East Grinstead's historic Tudor High Street is also within walking distance, offering a fantastic selection of shops, cafés, restaurants and everyday amenities.

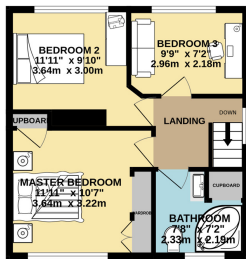
Combining a beautifully executed extension, sleek bespoke kitchen, excellent entertaining space, generous garden and substantial workshop, this is a superb family home that offers a stylish finish without compromising on practicality.



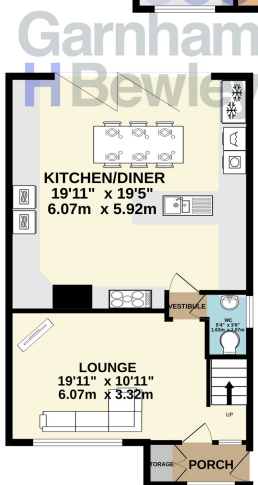
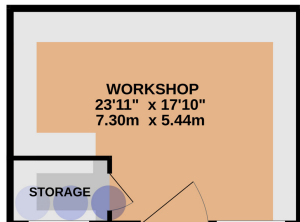
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1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



10 GREENSTEDE AVENUE - FLOORPLAN

TOTAL FLOOR AREA: 1445 sq.ft. (134.3 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:

Porch:

7' 9" x 3' 6" (2.36m x 1.07m)

Lounge:

19' 11" x 10' 11" (6.07m x 3.33m)

Kitchen / Diner:

19' 11" x 19' 5" (6.07m x 5.92m)

WC:

3' 6" x 5' 4" (1.07m x 1.63m)

First Floor:

Master Bedroom:

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Two:

11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom Three:

9' 9" x 7' 2" (2.97m x 2.18m)

Bathroom:

7' 8" x 7' 2" (2.34m x 2.18m)

Outside:

Workshop:

23' 11" x 17' 10" (7.29m x 5.44m)



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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.6 miles)

Lingfield Station (3.0 miles)

Nearest Schools:

Blackwell Primary School (0.2 miles)

Estcots Primary School (0.6 miles)

Sackville School (0.6 miles)

St Mary's CofE Primary School (0.7 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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