



**St. Johns Road, East Grinstead**

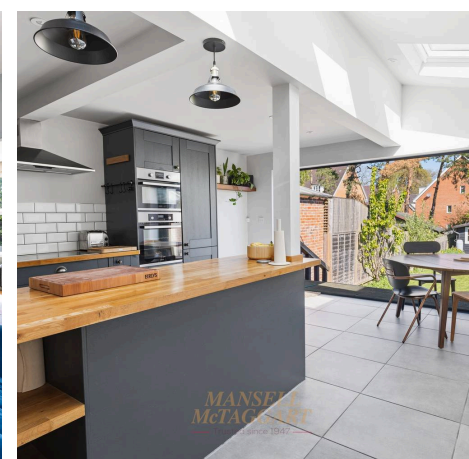
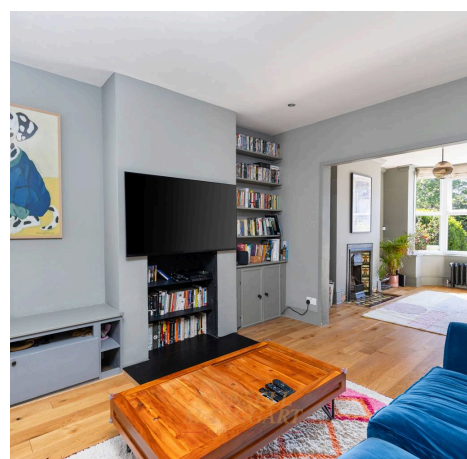
Guide Price £600,000 – £635,000

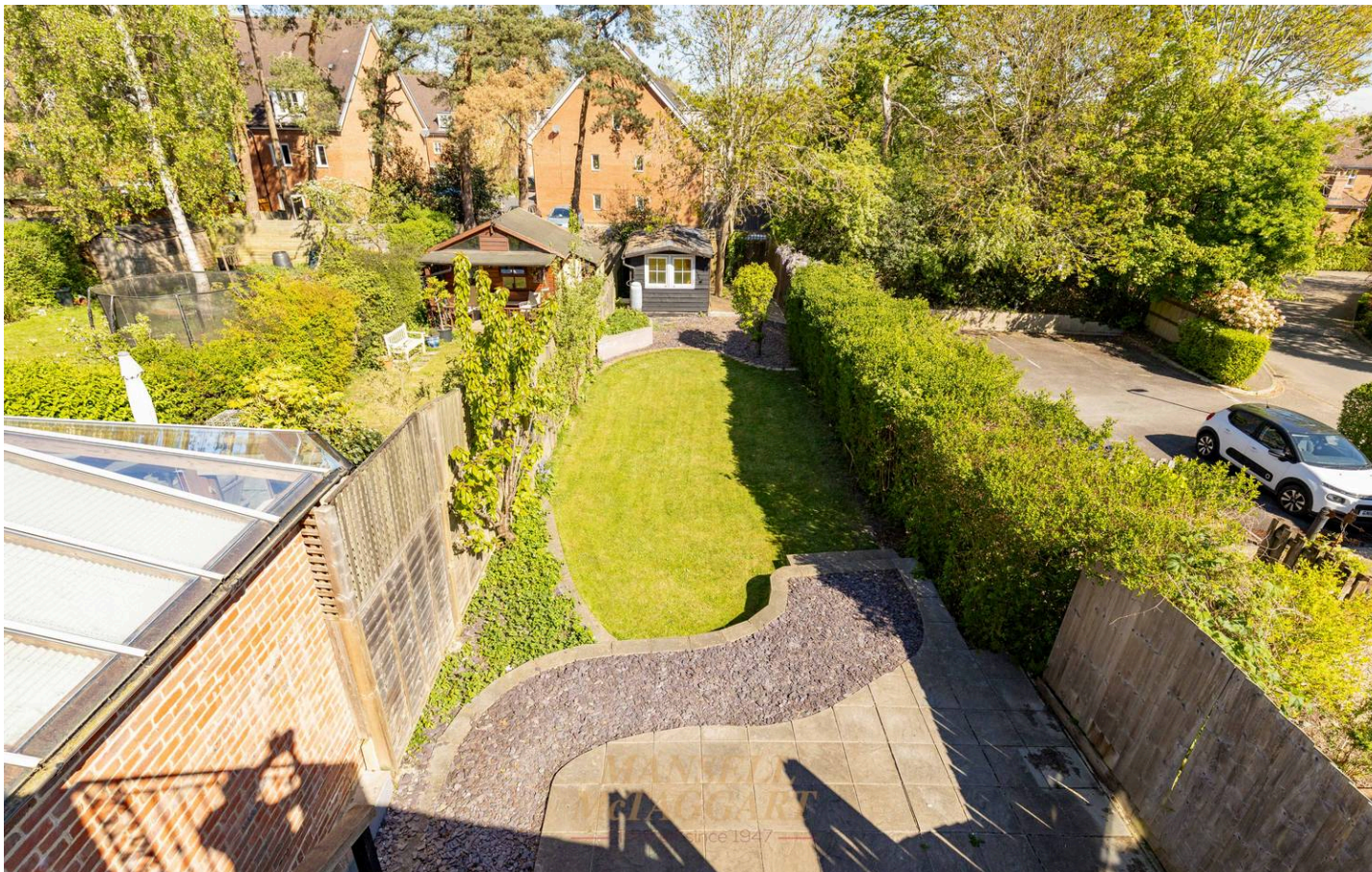
**MANSELL  
McTAGGART**  
Trusted since 1947

A well presented and modern three bedroom Edwardian semi detached family home, which is ideally situated within walking distance to East Grinstead town centre and mainline train station. The property has been recently been extended and offers 1,374 sq ft of living space and further benefits from generous rear garden, open plan living area and a summer house. This property is being offered to the market, with no onward chain!

The living accommodation briefly comprises: entrance hall; living room with a bay window to the front and an open fireplace; family room with an understairs cupboard with the access to the cellar; utility/downstairs cloakroom with a WC, wash hand basin and plumbing for a washing machine and tumble dryer; kitchen/dining room with a modern fitted kitchen with a range of wall and base level units, stacked ovens, dishwasher, solid wood work tops, electric underfloor heating and Bi-fold doors to the rear garden, concludes the ground floor.

The first floor consists of a double guest bedroom with a feature fireplace and large walk in closet, with plumbing that could be turned into an en suite shower room; generous single bedroom with a feature fireplace and French door to the balcony; modern family bathroom with a WC, wash hand basin, heated towel rail and bath with an overhead shower attachment. The second floor is solely dedicated to the dual aspect master bedroom with roof windows, which completes the living accommodation.





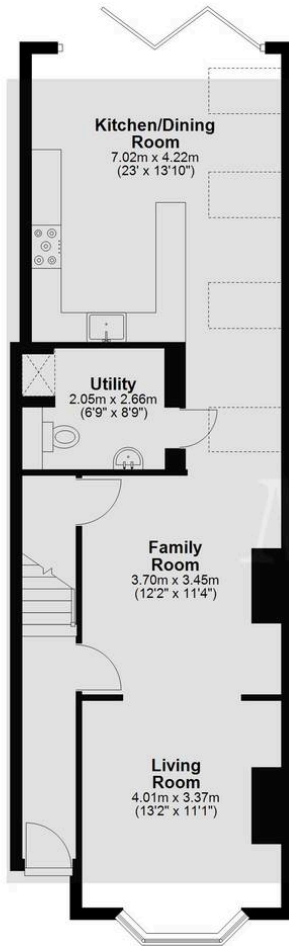
Externally, there is plenty of on street parking out the front of the property, where permits can be easily obtained via Mid Sussex District Council. Gated side access leads to the mainly laid to lawn rear garden, with a patio seating area abutting the rear of the property. There is also a summer house, with power and lighting. Council Tax band: D

Tenure: Freehold

- Semi detached family home
- Three bedrooms
- Well presented and modern throughout
- Extended
- 1,374 Sq ft of living space
- Potential to add an en suite to the guest bedroom
- Open plan living area
- On street parking
- Short walk to East Grinstead town centre and mainline train station
- End of chain!



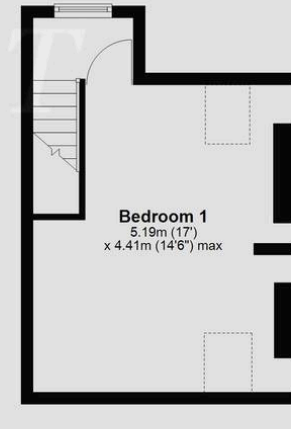
**Ground Floor**  
Approx. 62.1 sq. metres (668.3 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (438.6 sq. feet)  
(excluding Balcony)



**Second Floor**  
Approx. 24.8 sq. metres (267.0 sq. feet)



Total area: approx. 127.6 sq. metres (1373.9 sq. feet)

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.

# Mansell McTaggart East Grinstead

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