



Trusted since 1947

Blount Avenue, East Grinstead

Guide Price £625,000 – £650,000

**MANSELL
McTAGGART**

Trusted since 1947

Blount Avenue

East Grinstead, East Grinstead

Guide price £625,000 - £650,000

This four bedroom detached family home is ideally situated within walking distance to East Grinstead town centre, train station and local schools. The property offers 1,447 sq ft and could be extended subject to planning permission. The property also benefits from driveway parking, an integral garage and a southerly aspect rear garden. It is being offered to the market with no onward chain!

The living accommodation briefly comprises: entrance hall with a storage cupboard; dual aspect living room with sliding patio doors to the rear garden; dining room with patio doors and a downstairs cloakroom; fitted kitchen with a range of wall and base level units, double sink and drainer, views of the garden and a door leading to the side completes the ground floor.

The first floor consists of a landing with an airing cupboard and loft hatch access to the partially boarded loft; master bedroom to the front with views over the green; double guest bedroom to the front; further double bedroom with rear aspect views and fitted wardrobe; family bathroom with a WC, wash hand basin and bath; a separate shower room with shower, WC and wash hand basin. A single bedroom with front aspect views completes the living accommodation.

Externally, the property further benefits from driveway parking for multiple vehicles and leads to a single garage which has power, lighting and an up and over door. Gated side access leads to the





119 Blount Avenue

East Grinstead, East Grinstead

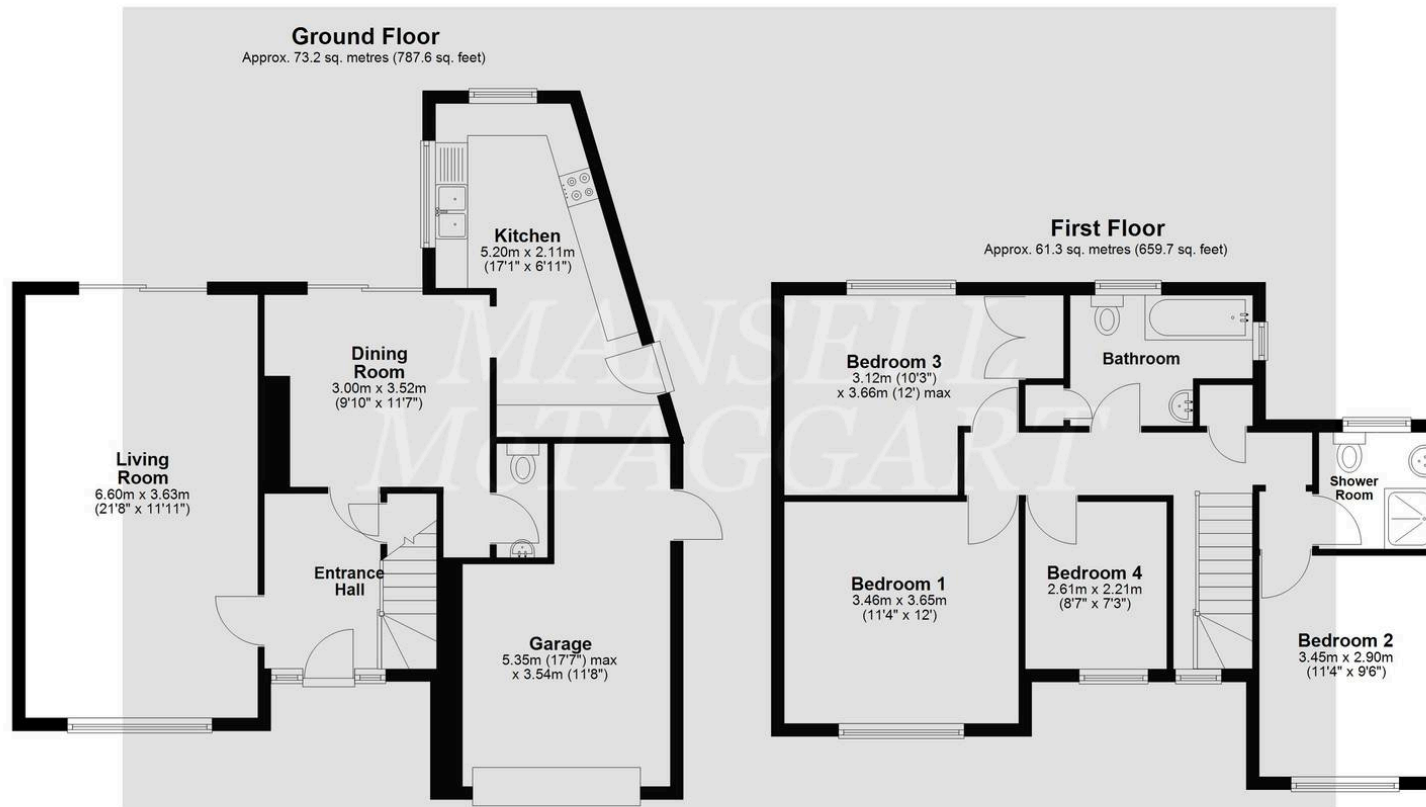
Guide price £625,000 - £650,000 This four bedroom detached family home is ideally situated within walking distance to East Grinstead town centre, mainline train station and local schools. The property offers 1,447 sq ft and could be extended subject to planning permission. The property also benefits from driveway parking, an integral garage and a southerly aspect rear garden. It is being offered to the market with no onward chain!

Council Tax band: F

Tenure: Freehold

- Detached family home
- Four bedrooms
- Potential to extend (STPP)
- Sought after location
- 1447 sq ft of living space
- South facing rear garden
- Walking distance to Town centre & train station
- Driveway parking & Single garage
- Short walk to local schools
- End of chain!





Total area: approx. 134.5 sq. metres (1447.3 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

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.