

Price:

£435,000

Garnham
H Bewley

8 Rill Walk, East Grinstead



- Extended Terraced Home
- Three Double Bedrooms
- Stylishly Fitted Kitchen
- Extended Lounge / Diner
- Shower Room & Downstairs WC
- Private Rear Garden
- Driveway for Two Vehicles
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



8 Rill Walk, East Grinstead, West Sussex RH19 3XR

A Stylishly Extended Family Home in the Heart of the Worsted Farm Estate.

Step inside this beautifully extended three-bedroom family home, perfectly positioned in the heart of the ever-popular Worsted Farm estate, where stylish modern living meets superb family-friendly surroundings.

Extended to the rear, the property now offers a fantastic open-plan living space, with a generous dining area to the front flowing seamlessly into a bright and spacious family room at the rear. Full-width bi-folding doors open onto the private rear garden, creating a superb space for entertaining and relaxed family life.

The stylish kitchen has been cleverly relocated to the front of the house and is fitted with contemporary units, integrated appliances and space for additional white goods. There is also a downstairs WC within the porch. The ground floor benefits from underfloor heating, adding an extra touch of comfort.

Upstairs are three genuine double bedrooms, a modern shower room and a large loft providing excellent storage. The property also benefits from solar panels and a driveway with parking for two cars.

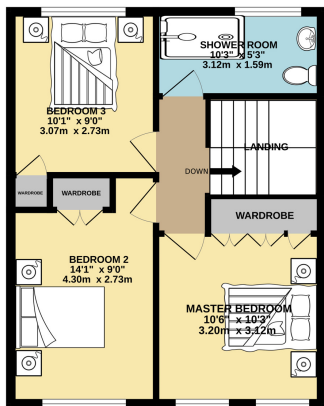
The location is a real highlight, with Estcots Primary and Sackville Secondary Schools nearby and East Grinstead's historic Tudor High Street within walking distance. Ashplats Woods and the Forest Way bridlepath are also close at hand, providing wonderful opportunities for walking and cycling.

A superbly positioned and stylishly extended family home, offering generous living space, a private garden and excellent local amenities, all offered for sale with no onward chain.

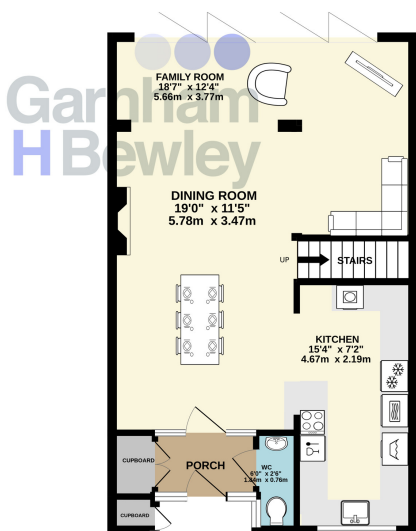


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1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



8 RILL WALK - FLOORPLAN

TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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:

6' 3" x 3' 11" (1.91m x 1.19m)

WC:

2' 6" x 6' 0" (0.76m x 1.83m)

Kitchen:

7' 2" x 15' 4" (2.18m x 4.67m)

Dining Room:

11' 5" x 19' 0" (3.48m x 5.79m)

Family Room:

18' 7" x 12' 4" (5.66m x 3.76m)

First Floor:

Master Bedroom:

10' 6" x 10' 3" (3.20m x 3.12m)

Bedroom Two:

9' 0" x 14' 1" (2.74m x 4.29m)

Bedroom Three:

9' 0" x 10' 1" (2.74m x 3.07m)

Shower Room:

10' 3" x 5' 3" (3.12m x 1.60m)



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Nearest Stations:

East Grinstead Station (1.1 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.7 miles)

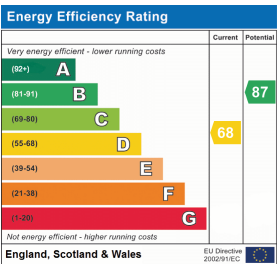
Nearest Schools:

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (1.0 miles)

Brambletye School - Independent School (1.1 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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