

Connells

Woodbury Avenue
East Grinstead

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East Grinstead RH19 3UX

for sale guide price
£425,000







Property Description

A beautifully presented three-bedroom semi-detached family home, ideally situated in a popular residential location and within close proximity to highly regarded local schools including Sackville School and Estcots Primary School.

Offering spacious and modern accommodation throughout, the property features a generous lounge, perfect for relaxing and entertaining, alongside an impressive open-plan kitchen/dining/family area which provides the ideal space for modern family living.

The first floor comprises three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms and has been finished to a modern standard.

Outside, the property enjoys a generous rear garden, offering plenty of space for outdoor entertaining, children to play, or simply enjoying the warmer months. Further benefits include a convenient downstairs WC, garage, and private driveway providing off-road parking.

Combining stylish interiors, practical living space and an excellent location close to amenities and sought-after schools, this attractive home is an ideal opportunity for families and commuters alike. Early viewing is highly recommended.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







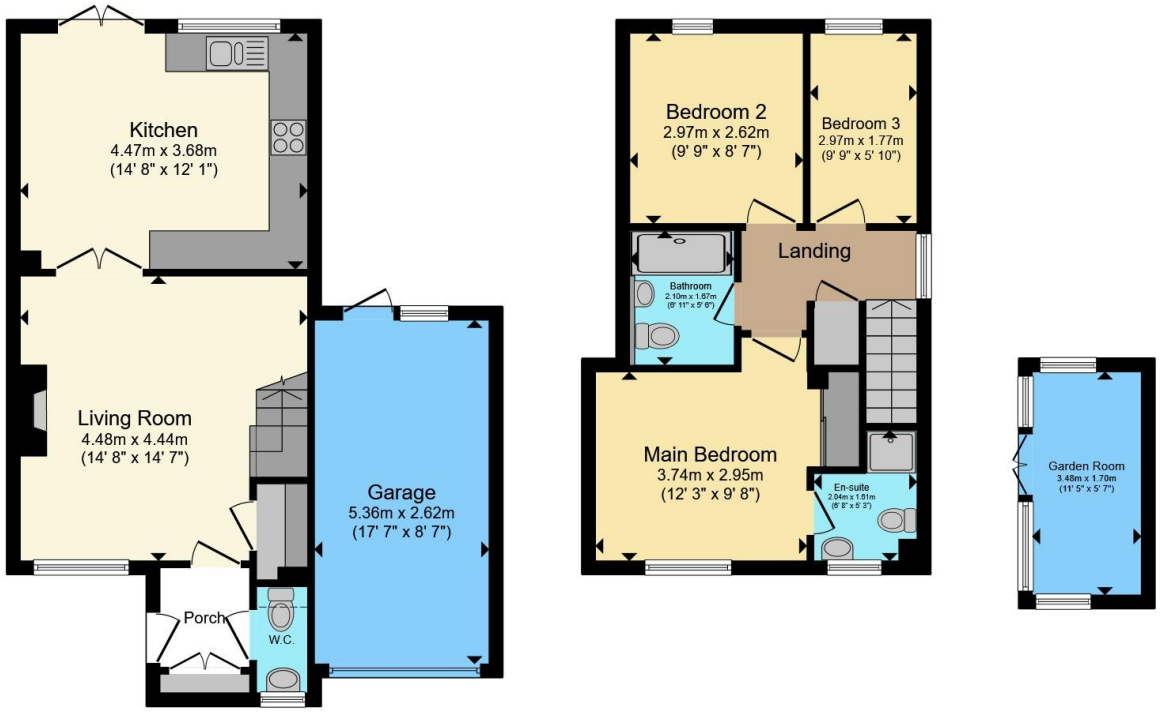












Ground Floor **First Floor** **Outbuilding**

Total floor area 98.2 m² (1,057 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EGR401499

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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