Garnham H Bewley

Price:

£350,000

56 Estcots Drive, East Grinstead





- End of Terrace Family Home
- Three Bedrooms
- Bright & Spacious Lounge / Diner
- Stylishly Fitted Kitchen & Bathroom
- Front & Rear Gardens
- Two Allocated Parking Spaces
- Within Close Proximity of Excellent Schools
- No Onward Chain

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk






56 Estcots Drive, East Grinstead, West Sussex RH19 3DB

Situated on the popular Estcots Estate, this well-presented three-bedroom end-of-terrace home is offered with no onward chain. It's within easy reach of highly regarded primary and secondary schools, the open green spaces of East Court Playing Fields and East Grinstead's historic Tudor High Street, with its shops, cafés and restaurants.

The accommodation extends to approximately 676 sq ft (62.8 sq m) over two floors. The entrance hall offers useful built-in storage and leads to the upgraded fitted kitchen, which overlooks the front garden. At the rear, the spacious lounge/diner has room for a comfortable seating area and a dining table, with French doors fitted around two years ago opening directly onto the garden.

Upstairs, the principal bedroom has built-in wardrobes, while the second bedroom is also a double. The third bedroom would work well as a nursery or home office, and a family bathroom completes the first floor. New carpets throughout and new blinds give the home a fresh feel, and selected windows have been fitted with replacement double glazing. The owners have also upgraded the electrics and added extra sockets, including some with USB charging points. The boiler was fitted around two years ago and has just been serviced.

There are gardens to the front and rear, with the rear garden enjoying a southerly aspect. Two allocated parking spaces sit just beyond the rear garden.

Welcome Home

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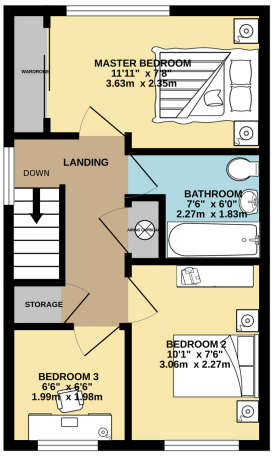
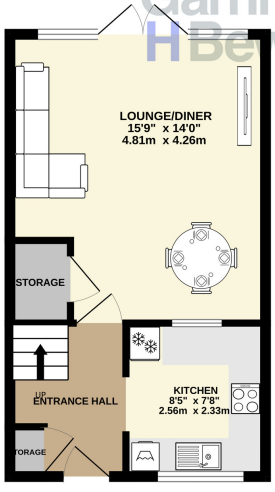
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



56 ESTCOTS DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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:

Kitchen:

8' 5" x 7' 8" (2.57m x 2.34m)

Lounge / Diner:

14' 0" x 15' 9" (4.27m x 4.80m)

First Floor:

Master Bedroom:

11' 11" x 7' 8" (3.63m x 2.34m)

Bedroom Two:

10' 1" x 7' 6" (3.07m x 2.29m)

Bedroom Three:

6' 6" x 6' 6" (1.98m x 1.98m)

Bathroom:

7' 6" x 6' 0" (2.29m x 1.83m)





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Nearest Stations:

East Grinstead Station (0.9 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

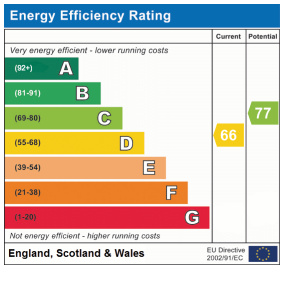
Nearest Schools:

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.7 miles)

The Meads Primary School - Ofsted: Good (0.9 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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