

Guide Price:

£725,000

£700,000

6 Acorn Close, East Grinstead



- Five Bedroom Detached Family Home
- Three Reception Rooms
- Fitted Kitchen
- Downstairs W.C. and Utility Room
- Driveway & Garage
- Southerly Facing Private Rear Garden
- Quiet Cul-De-Sac Location
- Popular Location

For further information contact Garnham H Bewley:

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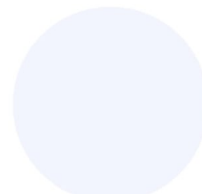
## 6 Acom Close, East Grinstead, West Sussex RH19 4BY

Guide Price: £700,000-£725,000. Tucked away in a peaceful cul-de-sac on the highly sought-after Hurst En Clay estate, this exceptional five-bedroom detached family home offers an outstanding combination of space, privacy, and timeless charm. Set within a beautifully secluded and generously sized Southerly facing garden, the property also benefits from extensive driveway parking and a garage, making it perfectly suited for modern family living.

Lovingly maintained and offered to the market for the first time in many years, the home immediately impresses with its welcoming reception hall and wonderfully versatile accommodation. The spacious through lounge/dining room provides an ideal setting for both relaxed family life and entertaining with sliding patio doors onto the garden and a large window to the front aspect providing plenty of light, while the well-appointed kitchen opens seamlessly into a substantial utility room which has access to the rear garden. A separate family room adds further flexibility, perfect as a playroom, home office, or cosy retreat situated to the front of the property. There is a separate W.C. on the ground floor.

Upstairs, the property boasts five bedrooms, including four excellent double rooms and a further single bedroom, all served by a family bathroom.

Ideally positioned within easy reach of the highly regarded Meads Primary School, East Grinstead town centre, and the mainline railway station, this is a rare opportunity to acquire a much-loved family home in one of the area's most desirable locations. There is ample driveway parking to the front with a garden that wraps around the property leading to a large expanse of lawn with a great sized patio and a variety of mature shrubs and flowering plants.



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# Accommodation

Entrance Hall

Downstairs Cloakroom

Lounge

16' 6" x 10' 8" (5.03m x 3.25m)

Dining Room

11' 6" x 7' 5" (3.51m x 2.26m)

Kitchen

11' 4" x 8' 3" (3.45m x 2.51m)

Utility Room

15' 11" x 7' 1" (4.85m x 2.16m)

Family Room

16' 1" x 12' 6" (4.90m x 3.81m)

First Floor

Master Bedroom

Bedroom 2

14' 7" x 10' 7" (4.45m x 3.23m)

Bedroom 3

11' 11" x 8' 11" (3.63m x 2.72m)

Bedroom 4

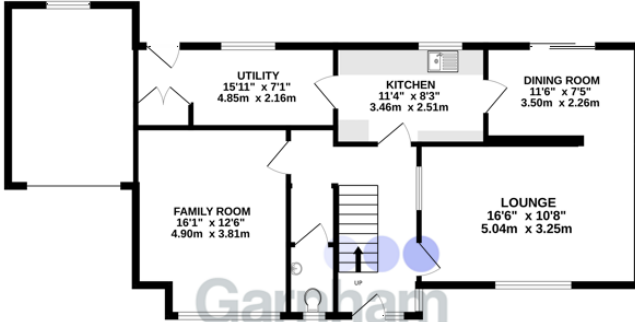
12' 0" x 8' 7" (3.66m x 2.62m)

Bedroom 5

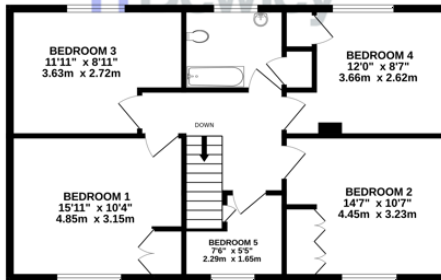
7' 6" x 5' 5" (2.29m x 1.65m)

Family Bathroom

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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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## NEAREST RAILWAY STATIONS

East Grinstead Station

0.5 miles

Dormans Station

2.5 miles

Lingfield Station

3.9 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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