

Price:

£340,000

15 Halsford Croft, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Tastefully Fitted Kitchen
- Bright & Airy Lounge / Diner
- Downstairs Bathroom
- Large Southerly Facing Rear Garden
- Close to Excellent Primary and Secondary Schools

For further information contact Garnham H Bewley:

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15 Halsford Croft, East Grinstead, West Sussex RH19 1PA

Nestled in the popular residential area of Halsford Croft, this well-proportioned three-bedroom mid-terraced home offers an excellent opportunity for families, first-time buyers, or investors alike. Ideally situated, the property is within easy reach of highly regarded primary and secondary schools and is just a short walk to East Grinstead railway station and a variety of local amenities.

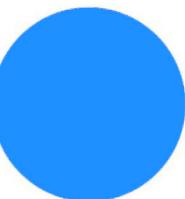
Upon entering, you are welcomed into a small hallway with stairs rising to the first floor. To the left, the spacious lounge/diner enjoys both front and rear aspect windows that flood the room with natural light, complemented by a charming feature fireplace.

To the right of the hallway is the family bathroom, fitted with a panel-enclosed bath, low-level WC, and wash hand basin. An airing cupboard housing the hot water tank provides useful additional storage. The kitchen, located at the rear of the property, offers a range of fitted units, work surfaces, sink with drainer, and an electric hob, with the gas boiler also situated here. A door leads from the kitchen into a small rear porch, which benefits from a handy under-stairs cupboard and provides access out to the garden.

Upstairs, the property features two generous double bedrooms and a further single bedroom, ideal for a child's room, home office, or dressing room.

Outside, the home boasts a substantial south-westerly facing rear garden, predominantly laid to lawn and offering wonderful potential for landscaping or entertaining. The large front garden, also laid to lawn, adds to the property's attractive kerb appeal. This well-located home presents a fantastic opportunity to make the most of convenient living in a sought-after area.

Early viewing is highly recommended.



Welcome
Home

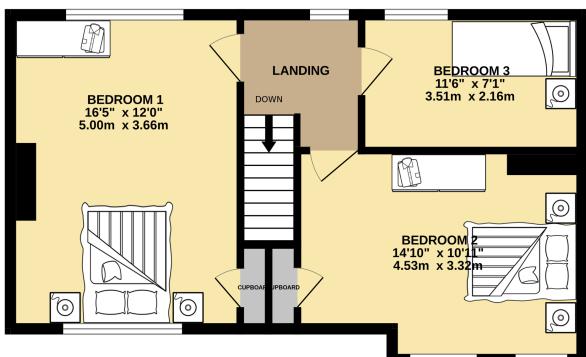


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Accommodation

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.



15 HALSFORD CROFT - FLOORPLAN

TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.
Whilst every attempt has been made to ensure accuracy of dimensions indicated here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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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Ground Floor: Lounge:

11' 11" x 16' 3" (3.63m x 4.95m)

Kitchen:

10' 5" x 10' 7" (3.17m x 3.23m)

Bathroom:

7' 8" x 5' 7" (2.34m x 1.70m)

First Floor: Bedroom One:

12' 0" x 16' 5" (3.66m x 5.00m)

Bedroom Two:

14' 10" x 10' 11" (4.52m x 3.33m)

Bedroom Three:

11' 6" x 7' 1" (3.51m x 2.16m)

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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.8 miles)

Lingfield Station (3.0 miles)

Nearest Schools:

Halsford Park Primary School - Ofsted: Good (0.3 miles)

Imberhorne School - Ofsted: Good (0.2 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.4 miles)

Baldwins Hill Primary School - Ofsted: Good (0.4 miles)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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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