



Holtye Road, East Grinstead
Offers in excess of £700,000

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Holtye Road

East Grinstead

This stunning detached family home sits within a sought after area of East Grinstead. With a short distance of mainline train stations, local schools, Gatwick Airport and the M25. This property would be ideal for a variety of buyers especially having scope to extend (STPP).

The accommodation briefly comprises: entrance porch; reception hall with under stair nook; dual aspect dining room/fourth bedroom with vaulted ceilings and exposed beams; L-shaped living/dining room with unobstructed views of the rear garden, sliding patio doors and a gas fireplace; downstairs cloakroom with low-level WC and wash hand basin; kitchen/breakfast room with a range of wall and base level units, two bowl sink, 5-ring gas hob, double electric ovens, overhead extractor, integrated microwave and a view to the front aspect; utility room with another external door to the front aspect, base units with plenty of worktop space, useful storage cupboards; triple aspect sun room with feature bench seat overlooking the rear garden completes the ground floor.

The first floor comprises: master bedroom with views overlooking the rear garden, walk-in wardrobe/dressing area as well as an ensuite shower room; dual aspect double bedroom with built-in storage with a view of the gardens; further double guest bedroom with a view to the front aspect; family bathroom with a wash hand basin, bath with mixer taps and an overhead shower; separate WC; spacious landing with useful airing cupboard concludes the accommodation.





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Externally, the property further benefits from a stunning resin driveway suitable for multiple vehicles as well as an attractive frontage. The side entrance gate gives access to the secluded rear garden. The mature and well maintained gardens are mostly laid to an expanse of lawn with a patio area abutting the property, timber pergola, vegetable patch, greenhouse, storage shed as well as a variety of mature trees, shrubs and flowering plants.

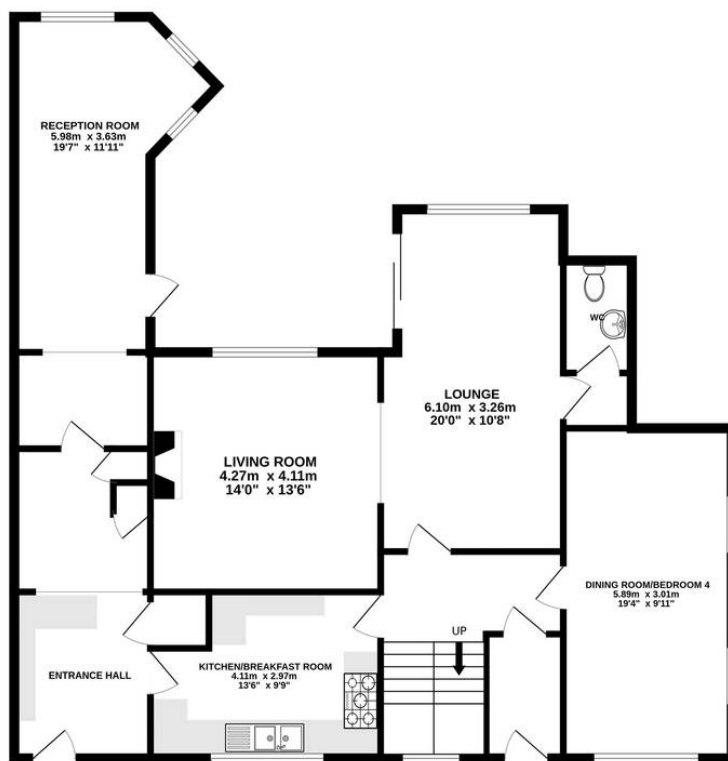
Council Tax band: F

Tenure: Freehold

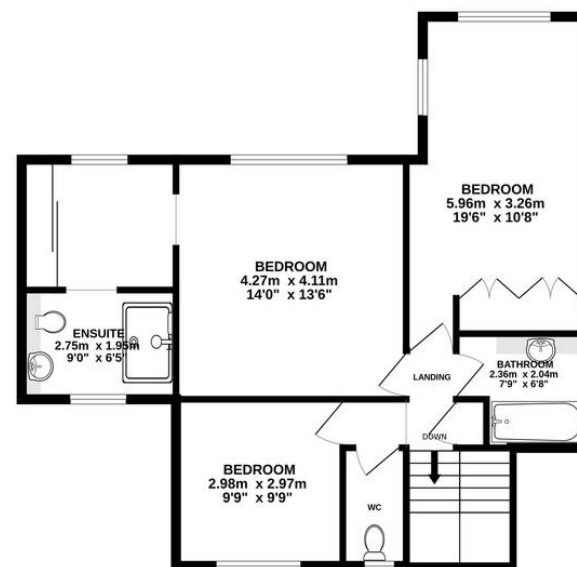
- Detached family home
- Three bedrooms upstairs
- Potential to extend (STPP)
- Nearing 2000sq ft of accommodation
- Four reception rooms
- Mature gardens
- Driveway parking
- Close proximity to local schools
- Short distance to mainline train stations



GROUND FLOOR
115.3 sq.m. (1241 sq.ft.) approx.



1ST FLOOR
69.8 sq.m. (751 sq.ft.) approx.



TOTAL FLOOR AREA : 185.1 sq.m. (1992 sq.ft.) 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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