

Price:

£475,000

Garnham
H Bewley

16 Oakhurst Gardens, East Grinstead



- Semi-Detached Bungalow
- Three Bedrooms
- Lounge / Diner with Bay Window
- Tastefully Fitted Kitchen
- South-Westerly Facing Rear Garden
- Driveway & Garage
- Highly-Sought After Location
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



16 Oakhurst Gardens, East Grinstead, West Sussex RH19 1NW

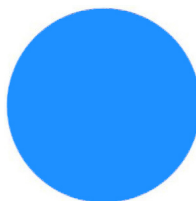
Situated on the ever-popular Imberhorne estate, this attractive semi-detached bungalow enjoys a peaceful position within a quiet and highly sought-after cul-de-sac. Offering an excellent balance of tranquillity and convenience, the property is within walking distance of East Grinstead railway station, the town's charming historic High Street and a delightful local parade of shops. Regular bus services are also close at hand, while the nearby Worth Way Bridle Path provides miles of scenic walking and cycling routes.

The accommodation is well arranged, with a welcoming entrance hall providing access to all principal rooms. To the rear, the spacious lounge/dining room is a bright and inviting living space, featuring a charming bay window that overlooks the south-westerly facing garden and fills the room with natural light. The kitchen is fitted with a range of units, benefits from a useful pantry and has a rear door opening directly onto the garden.

The property offers three well-proportioned bedrooms, including a generous principal bedroom positioned at the front of the home, complete with fitted wardrobes and an attractive bay window. The second bedroom is a comfortable double, while the third provides excellent flexibility as a guest bedroom, study or hobby room. A family bathroom and separate WC complete the internal accommodation.

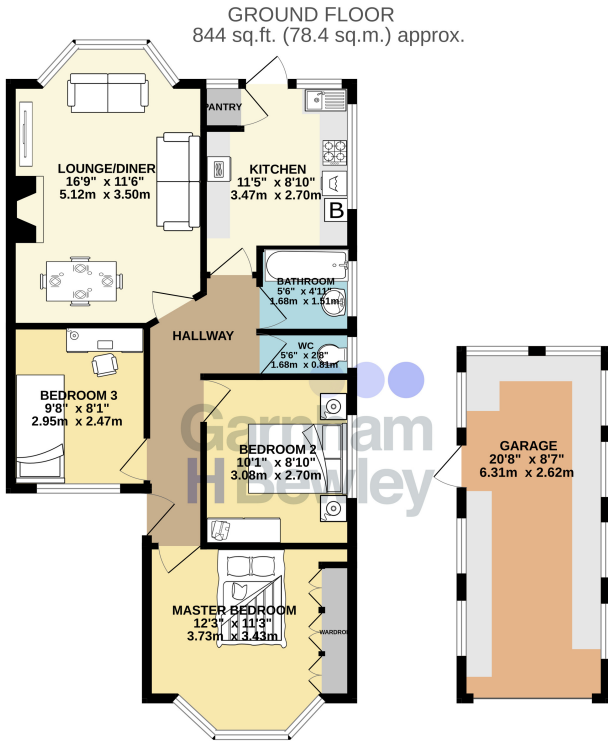
Outside, the south-westerly facing rear garden is a particular highlight, enjoying sunshine throughout the afternoon and into the evening. Predominantly laid to lawn with a paved patio, it offers an ideal setting for relaxing or entertaining. The detached garage is accessed via the driveway to the front or through a side door from the rear garden and benefits from power and lighting, making it an ideal workshop or useful storage space. A private driveway provides off-road parking to the front of the property.

Offering well-balanced single-storey accommodation in one of East Grinstead's most desirable residential locations, this delightful bungalow combines a peaceful setting with excellent access to amenities, transport links and countryside walks, making it an exceptional opportunity for a wide range of buyers.



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

Accommodation



16 OAKHURST GARDENS - FLOORPLAN
TOTAL FLOOR AREA: 844 sq.ft. (78.4 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.
Made with Metreplan 02/02/20



Ground Floor:

Lounge / Diner:

16' 9" x 11' 6" (5.11m x 3.51m)

Kitchen:

11' 5" x 8' 10" (3.48m x 2.69m)

Master Bedroom:

12' 3" x 11' 3" (3.73m x 3.43m)

Bedroom Two:

10' 1" x 8' 10" (3.07m x 2.69m)

Bedroom Three:

9' 8" x 8' 1" (2.95m x 2.46m)

Bathroom:

5' 6" x 4' 11" (1.68m x 1.50m)

WC:

5' 6" x 2' 8" (1.68m x 0.81m)

Outside:

Garage:

8' 7" x 20' 8" (2.62m x 6.30m)



For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.3 miles)

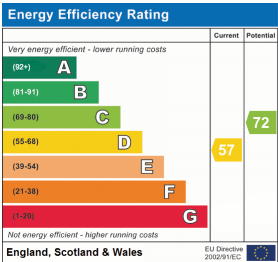
Nearest Schools:

St Peter's Catholic Primary School (0.1 miles)

Halsford Park Primary School (0.2 miles)

Imberhorne School (0.4 miles)

St Mary's CofE Primary School (0.5 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

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