



Shelley Road, East Grinstead

Guide Price £475,000 – £485,000

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Shelley Road

East Grinstead

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A well-presented three-bedroom semi-detached family home, ideally situated within walking distance of East Grinstead town centre, the mainline train station and local schools. The property offers approximately 800 sqft of living accommodation and benefits from a single garage, driveway parking for four vehicles and a west facing rear garden.

The living accommodation briefly comprises: entrance hall with an understairs cupboard; living/dining room with electric fireplace and French doors leading to the garden; fitted kitchen with a range of wall and base level units, electric oven, five-ring gas hob, space for additional appliances and a rear door providing access to the garden, concludes the ground floor.

The first floor consists of a landing with loft ladder access to the partially boarded loft; master bedroom with fitted wardrobes and airing cupboard; double guest bedroom with rear aspect views; family bathroom with WC, wash hand basin and bath with overhead shower. A single bedroom with a useful cupboard over the stairs completes the living accommodation.

- Semi detached family home
- Three bedrooms
- Approximately 800 Sq ft of living space





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Externally, the property benefits from driveway parking for four vehicles with access to the single garage. Gated side and rear access leads to the west facing, low maintenance courtyard-style garden. The garden has been landscaped with an Indian sandstone patio, laid in 2023, providing an attractive space for outdoor seating and entertaining.

The current owners have also made significant improvements to the property during their ownership, including a new fuse box, French doors, garage door, double glazing windows throughout and a new combi boiler installed in 2026.

Garden wood road annual resident association fee £80 per annum

Council Tax band: D

Tenure: Freehold

- Semi detached family home
- Three bedrooms
- Approximately 800 Sq ft of living space
- Well presented throughout
- Driveway parking
- Single garage
- West facing rear garden
- Low maintenance/courtyard style garden
- Short walk to East Grinstead town centre and mainline train station





Main area: Approx. 74.0 sq. metres (796.8 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.3 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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