The Oaks, East Grinstead

Guide price **£700,000 - £750,000**

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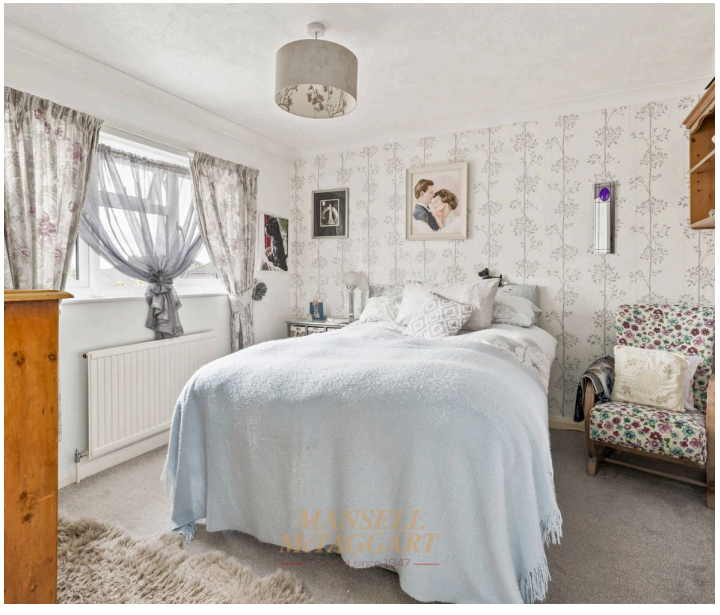
The Oaks

East Grinstead

A well presented, five bedroom detached family home which is situated in a quiet cul-de-sac location, within walking distance of East Grinstead town centre, mainline train station and local schools. The property has been extended and offers 1,762 sq ft of versatile living space, benefiting from driveway parking, a single garage, a new boiler and double glazing throughout, installed in 2022.
The living accommodation briefly comprises: entrance porch; living room with a bay window to the front and open fireplace; study with front aspect views; dining room with patio doors to the conservatory; conservatory with French doors to the garden; kitchen/breakfast room with a fitted kitchen comprising a range of wall and base level units, electric oven, four-ring gas hob, new flooring, space for appliances and French doors to the garden. A downstairs cloakroom with WC and wash hand basin concludes the ground floor.

The first floor consists of a landing with an airing cupboard and loft ladder access to the partially boarded loft with lighting; master bedroom with bay window to the front and en suite shower room with WC and wash hand basin; double guest bedroom with rear aspect views; dual aspect double bedroom with fitted wardrobes; small double bedroom with front aspect views; family bathroom with WC, wash hand basin, heated towel rail and bath. A single bedroom with fitted wardrobes completes the living accommodation.



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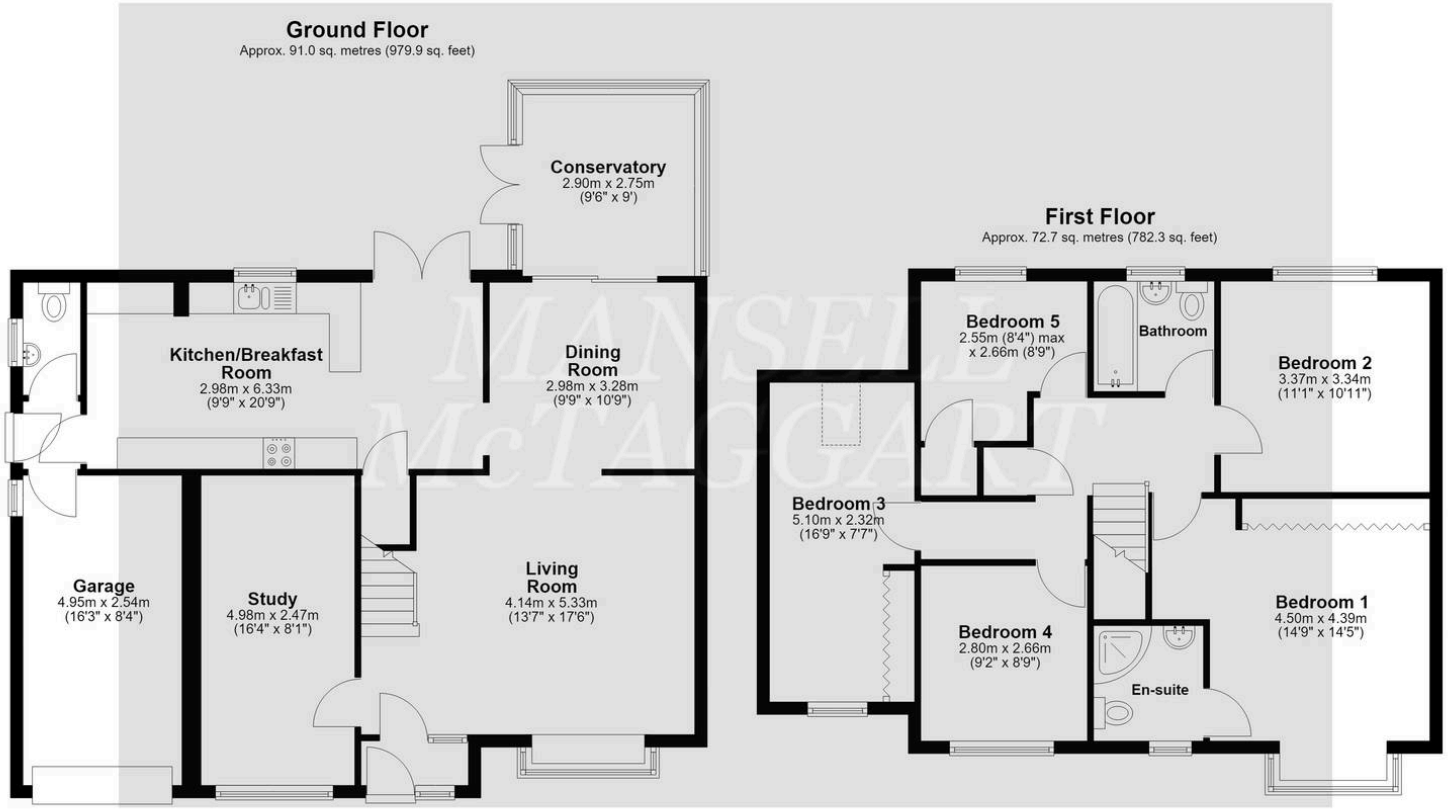
Externally, the property benefits from driveway parking for two vehicles, an EV charging point and a single garage with an electric roller door, power and lighting. Gated side access leads to the beautifully maintained, mature rear garden, which is a particular feature of the property. The garden offers two separate decked seating areas, providing ideal spaces for outdoor entertaining and relaxation, alongside a variety of established plants, flowers and shrub borders. A unique hand-carved tree, featuring owls carved into the trunk, adds character to the garden, which also benefits from a shed and pond.
Council Tax band: F

Tenure: Freehold

- Detached family home
- Five bedrooms
- Extended to 1,762 Sq ft of living space
- En suite to master bedroom
- Three reception rooms
- Driveway parking
- Single garage
- Beautifully maintained rear garden
- New boiler and double glazing windows in 2022
- Walking distance to East Grinstead town centre, mainline train station and local schools



Total area: approx. 163.7 sq. metres (1762.1 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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