

Connells

Merlin Way
EAST GRINSTEAD

Merlin Way
EAST GRINSTEAD RH19 3XG

for sale offers in excess of
£585,000







Property Description

Nestled within a beautiful and highly sought-after cul-de-sac, 21 Merlin Way is a spacious and versatile four/five-bedroom detached family home that has been lovingly owned and enjoyed for many years.

The property offers generous and flexible accommodation throughout, perfectly suited to modern family living. At its heart is a recently refitted kitchen, thoughtfully designed with both style and practicality in mind, creating an ideal space for everyday living and entertaining. The home also benefits from a recently updated family bathroom, finished to a high standard.

The well-proportioned living spaces provide plenty of room for growing families, while the flexible layout offers the option of a fifth bedroom, home office, or playroom to suit individual requirements.

Situated in a peaceful residential setting, the property enjoys the best of both worlds, with excellent local schools nearby and an abundance of beautiful countryside walks right on the doorstep. East Grinstead town centre, mainline station, and a wide range of amenities are also within easy reach.

Having been a cherished family home for many years, this wonderful property presents a fantastic opportunity for its next owners to create lasting memories in a desirable location.

Early viewing is highly recommended to appreciate the space, setting, and lifestyle on offer.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







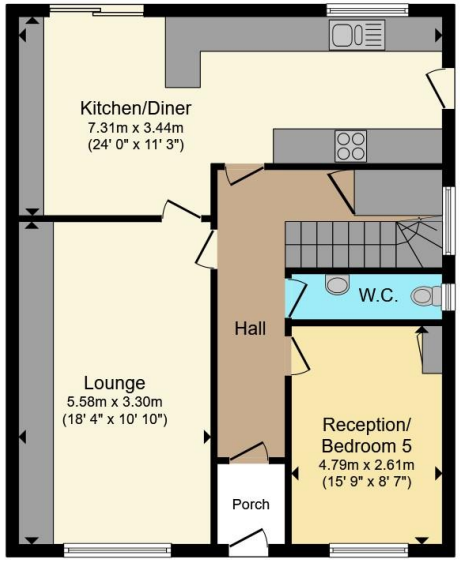




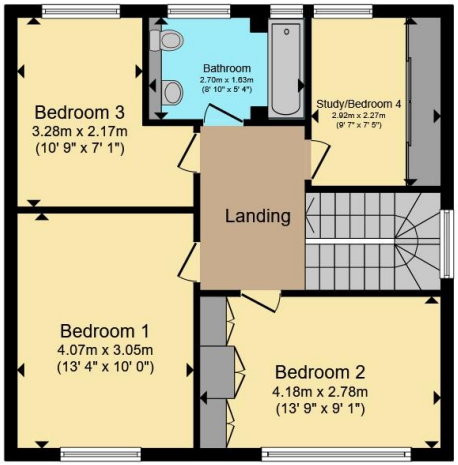




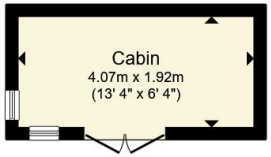




Ground Floor



First Floor



Outbuilding

Total floor area 126.9 m² (1,366 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405809

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.