



Chaucer Avenue, East Grinstead

Offers in Region of **£500,000**

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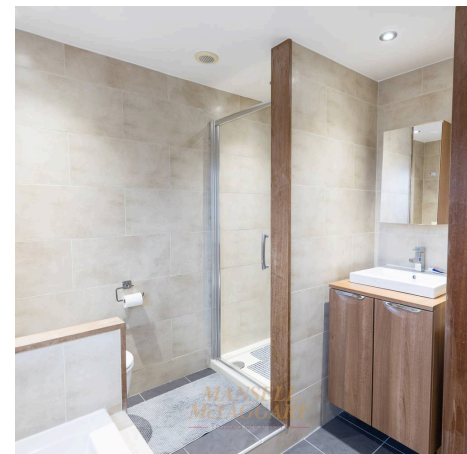
Chaucer Avenue

East Grinstead, East Grinstead

This stunning, link-detached, family home has been upgraded and extended by the current owners to a high standard. Within striking distance of local schools, mainline train station, Worth Way and East Grinstead Town centre, this property would be ideal for a variety of buyers alike.

The accommodation briefly comprises: dual aspect entrance porch; open plan living room with a view to the front aspect and under stair storage cupboard; modern kitchen/dining room with a range of wall and base level units, sink and drainer, Velux windows, integrated breakfast bar and French doors leading to the rear garden; useful utility room/downstairs cloakroom that is currently unfinished but ready for a buyer to put their stamp on it.

The first floor comprises: bright landing with useful airing cupboard; master bedroom with a view overlooking the rear garden as well as fitted wardrobes; double guest bedroom outlooking to the front aspect; further double bedroom overlooking the front aspect; family bathroom with a low-level WC, wash hand basin, shower suite and a bath with mixer taps concludes the accommodation.





Chaucer Avenue

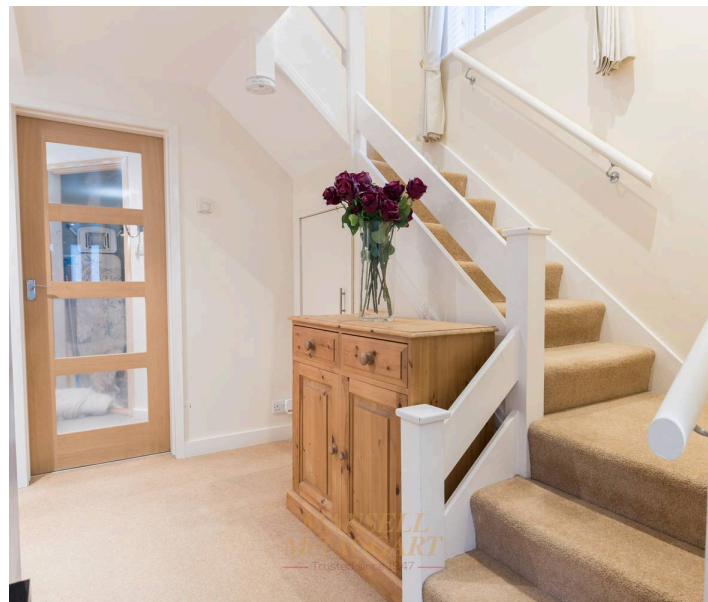
East Grinstead, East Grinstead

Externally, the property further benefits from driveway parking for multiple vehicles and leads to the partially converted integral garage with up and over door. The rear of the garage is utilised for storage and houses a covered passageway leading to the rear garden. The rear garden is mostly laid to artificial lawn with areas of decking and patio too. The current owners have also installed a pond, storage sheds and a timber garden room.

Council Tax band: E

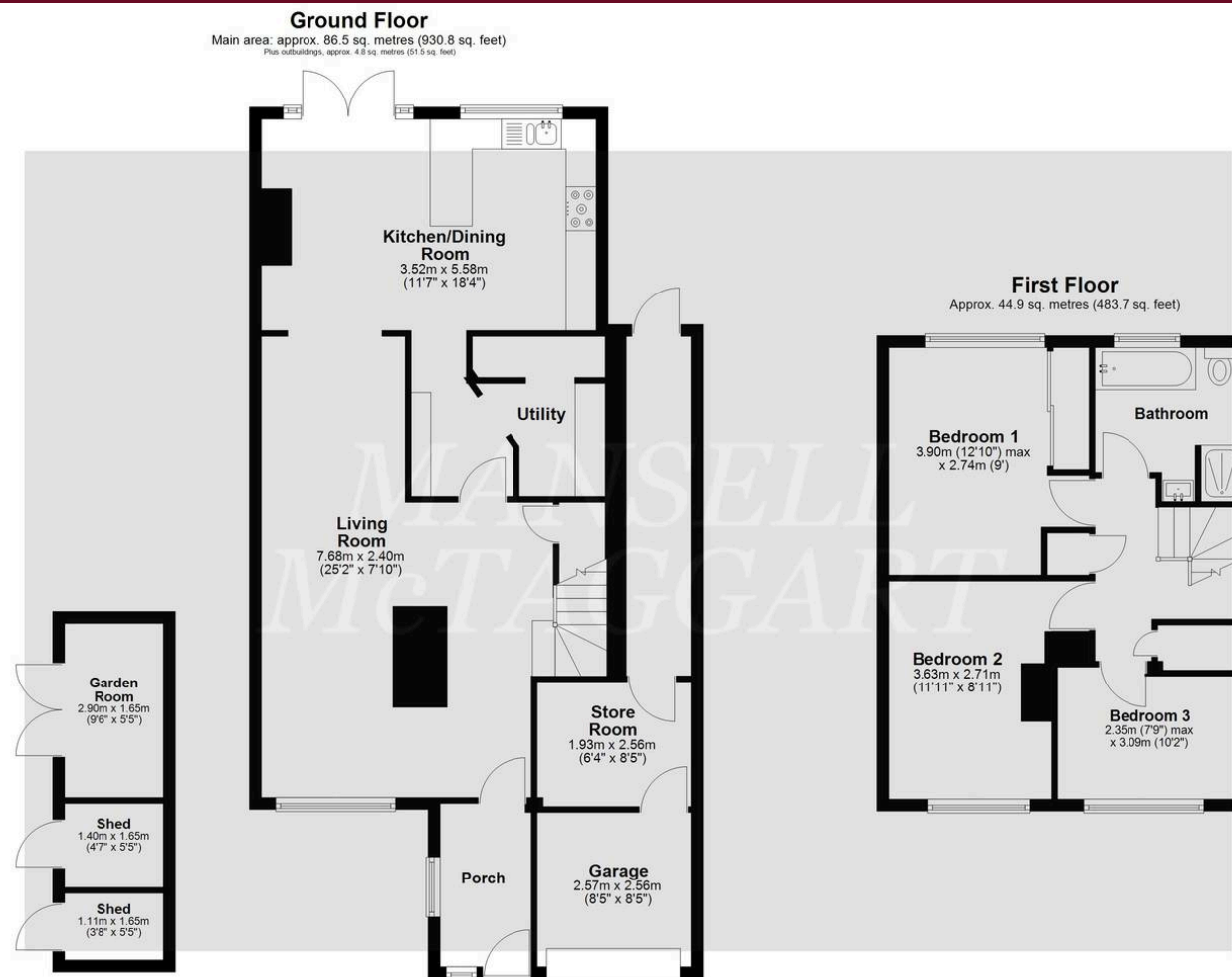
Tenure: Freehold

- Link-detached family home
- Modernised and extended
- Three double bedrooms
- Close proximity to local schools and train station
- Quiet cul-de-sac location
- Potential for further conversion
- Integral garage
- Driveway parking



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Main area: Approx. 131.4 sq. metres (1414.5 sq. feet)

Plus outbuildings: approx. 4.8 sq. metres (51.5 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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