Garnham H Bewley

**Price:**

**£899,950**

4 Evelyn Close, Felbridge, East Grinstead

- Exceptional Detached Family Home
- Four Double Bedrooms
- Kitchen / Diner with Separate Utility
- Four Additional Reception Rooms
- Family Bathroom, Two Ensuites & WC
- Stunning West Facing Garden
- Driveway & Double Garage
- Secluded Cul-de-Sac Location

For further information contact Garnham H Bewley:
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# 4 Evelyn Close, Felbridge, East Grinstead, Surrey RH19 2PL

Occupying a secluded position within a highly sought-after, exclusive private cul-de-sac in Felbridge, this impressive four-bedroom detached family home combines attractive brick and flint elevations with generous, versatile accommodation. A large landscaped rear garden, extensive driveway parking and a detached double garage further enhance its appeal.

The welcoming entrance hall leads to a spacious living room extending to over 22ft, with doors opening onto the rear garden. A separate dining room provides an ideal setting for entertaining, while the substantial kitchen diner connects to a family room with further garden access, creating a sociable space for everyday living. A dedicated study offers an excellent home-working environment, with a separate utility room and cloakroom completing the ground floor.

Upstairs, the principal bedroom benefits from fitted wardrobes, a separate dressing room and an en-suite shower room. The second bedroom also enjoys its own en-suite shower room, while two further bedrooms are served by the family bathroom.

Outside, the property is approached over a broad driveway providing ample parking and access to the detached double garage. Neatly maintained planting and lawn complement the attractive frontage, while the large landscaped rear garden provides a wonderful setting for outdoor dining, entertaining and family enjoyment.

This desirable location offers convenient access to local amenities and a wealth of surrounding countryside, alongside good connections to the M25, M23 and Gatwick Airport. East Grinstead and Three Bridges railway stations provide further options for commuters, making this a superbly positioned family home.

Welcome Home

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# Accommodation

**Ground Floor:**
**Living Room:**
12' 10" x 22' 4" (3.91m x 6.81m)

**Dining Room:**
12' 2" x 11' 7" (3.71m x 3.53m)

**Kitchen / Diner:**
23' 0" x 11' 11" (7.01m x 3.63m)

**Utility Room:**
10' 11" x 6' 4" (3.33m x 1.93m)

**Family Room:**
11' 7" x 10' 11" (3.53m x 3.33m)

**Study:**
7' 5" x 10' 9" (2.26m x 3.28m)

**WC:**
2' 11" x 6' 11" (0.89m x 2.11m)

**First Floor:**
**Master Bedroom:**
9' 11" x 14' 0" (3.02m x 4.27m)

**Dressing Room:**
4' 5" x 7' 11" (1.35m x 2.41m)

**Ensuite:**
6' 2" x 7' 11" (1.88m x 2.41m)

**Bedroom Two:**
12' 2" x 11' 0" (3.71m x 3.35m)

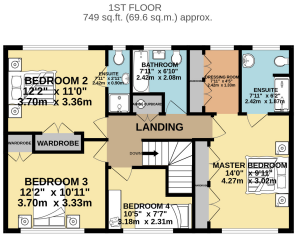
**Ensuite:**
2' 11" x 7' 11" (0.89m x 2.41m)

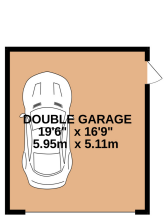
**Bedroom Three:**
12' 2" x 10' 11" (3.71m x 3.33m)

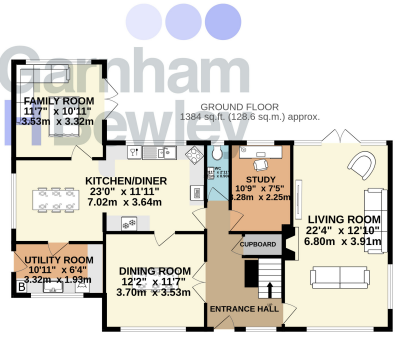
**Bedroom Four:**
10' 5" x 7' 7" (3.17m x 2.31m)

**Bathroom:**
7' 11" x 6' 10" (2.41m x 2.08m)

**Outside:**
**Double Garage:**
16' 9" x 19' 6" (5.11m x 5.94m)




4 EVELYN CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 2133 sq.ft. (198.2 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.
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Nearest Stations:

East Grinstead Station (1.7 miles)

Dormans Station (2.4 miles)

Lingfield Station (3.2 miles)

Nearest Schools:

Felbridge Primary School (0.3 miles)

Imberhorne School (0.8 miles)

Halsford Park Primary School (1.2 miles)

St Peter's Catholic Primary School (1.2 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

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