



**MANSELL
McTAGGART**

Butlers Way, East Grinstead

Offers in Region of **£500,000**

**MANSELL
McTAGGART**

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Butlers Way

East Grinstead

A well presented three-bedroom semi-detached home offering approximately 1,080 sq ft of versatile accommodation arranged over three floors. Occupying an elevated position within the development, with views towards the historic Bluebell Railway, the property benefits from a generous rear south facing garden, single garage and driveway parking for at least two cars, while still benefiting from the remainder of the original building warranty.

The ground floor comprises a welcoming entrance hall with useful understairs storage and a bright living room enjoying a front aspect. To the rear is a modern fitted kitchen/dining room with a range of wall and base units, electric oven, four-ring gas hob and fridge freezer, with French doors opening directly onto the rear garden. A separate utility room with an integrated washing machine, WC and wash hand basin completes the ground-floor accommodation.

On the first floor is a generous double bedroom overlooking the rear garden, with built-in storage, together with a further bedroom to the front. The modern family bathroom comprises a bath with overhead shower, WC and wash hand basin.





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The entire second floor is dedicated to the impressive dual-aspect principal bedroom, creating a private suite with an en suite shower room, WC and wash hand basin.

The property benefits from a driveway providing parking for at least two cars, an EV charger and a single garage with an up-and-over door, power and lighting. Gated side access leads to the south facing rear garden, which is mainly laid to lawn with a patio seating area adjoining the house.

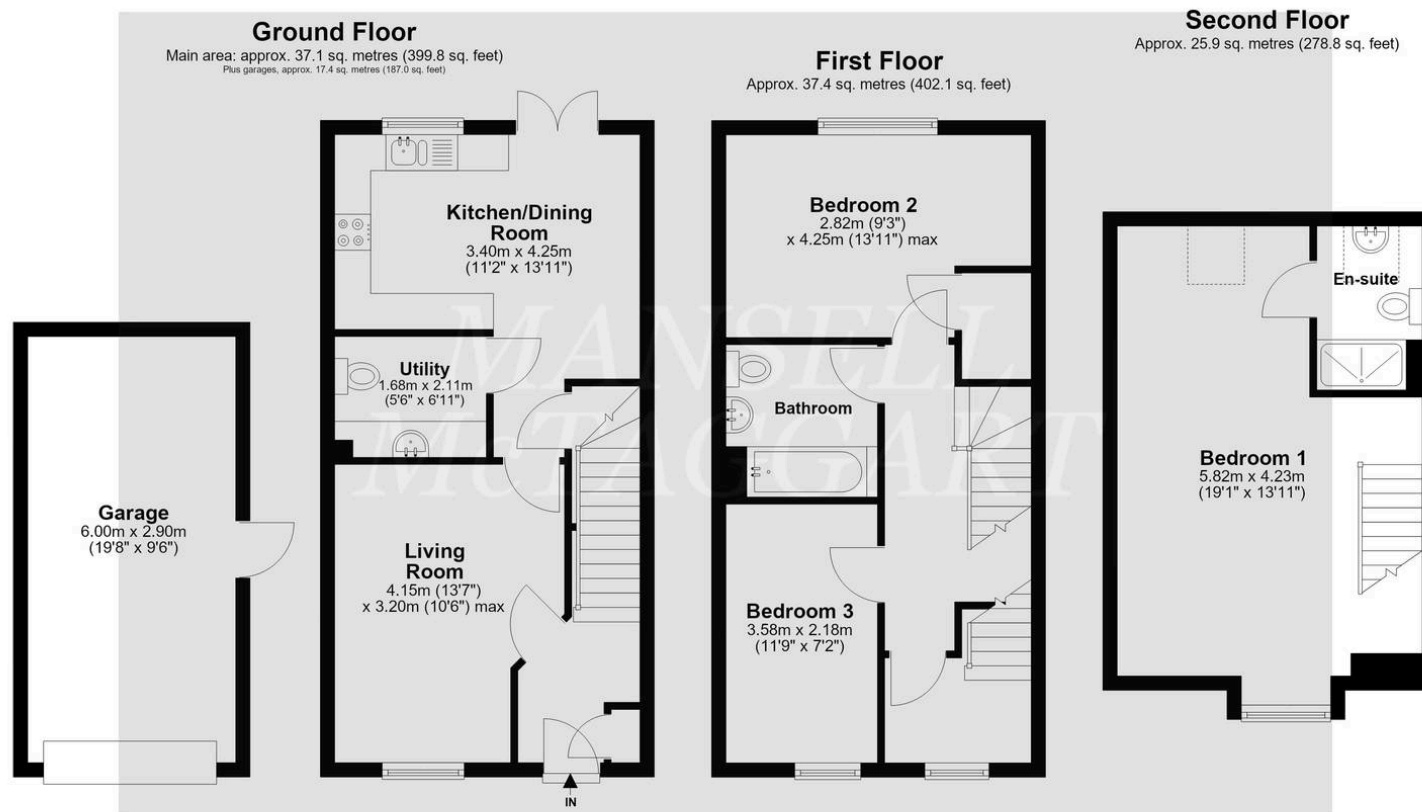
Estate charge £313 per annum.

Council Tax band: E

Tenure: Freehold

- Three bedrooms
- Semi detached family home
- Modern and well presented throughout
- En Suite to master bedroom
- Nearly 1,100 sq ft of living space
- Driveway parking with EV charger installed
- Private rear garden
- Single garage
- Walking distance to East Grinstead town centre
- NHBC warranty valid until 2033





Main area: Approx. 100.4 sq. metres (1080.7 sq. feet)
Plus garages: approx. 17.4 sq. metres (187.0 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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