



Shelley Road, East Grinstead

Guide Price £500,000 – £525,000

**MANSELL
McTAGGART**
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A four bedroom, semi detached family home, which is ideally situated within walking distance to local schools, East Grinstead town centre and mainline train station. The property offers driveway parking, a single garage, private rear garden and is being offered to the market with no onward chain! The living accommodation briefly comprises: entrance porch; entrance hall with understairs cupboard; L shaped living/dining room with patio doors leading to the garden. A fitted kitchen which has a range of wall and base level units, electric oven, 4 ring gas hob, washing machine, dishwasher and back door access to the garden, concludes the ground floor.

The first floor consists of a landing with loft hatch access; master bedroom with fitted wardrobes and an airing cupboard; double guest bedroom with rear aspect views; further double bedroom with fitted wardrobes; family bathroom with a WC, wash hand basin and bath with overhead shower; shower room with a WC and wash hand basin. A single bedroom which is currently being used a study completes the living accommodation.





Externally the property benefits from driveway parking and up and over door access leads to the single garage. Gated side access leads to a mainly laid to lawn, with a patio seating area abutting the rear of the property.

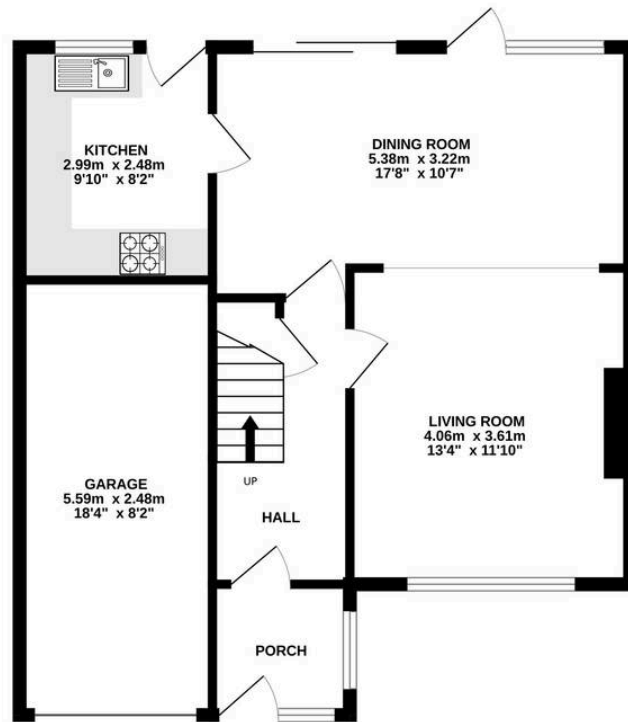
Council Tax band: D

Tenure: Freehold

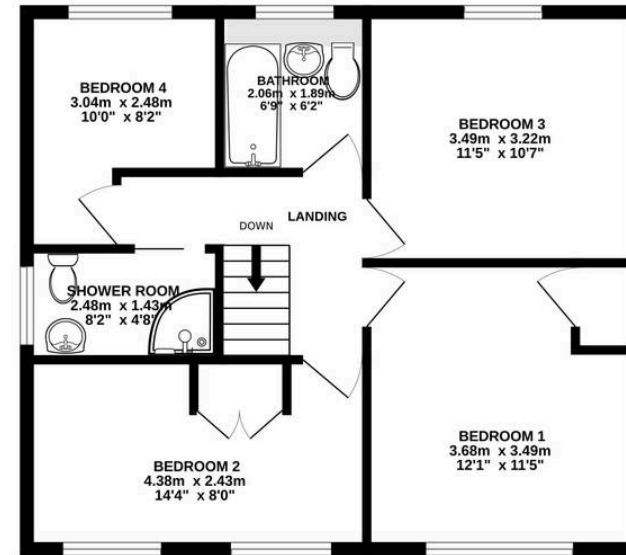
- Semi detached family home
- Four bedrooms
- 1247 Sq ft of living space
- Fitted kitchen with integrated appliances
- Single garage
- Driveway parking
- Short walk to local schools
- Within walking distance to East Grinstead town centre & mainline train station
- No onward chain!



GROUND FLOOR
61.1 sq.m. (657 sq.ft.) approx.



1ST FLOOR
54.3 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA : 115.4 sq.m. (1242 sq.ft.) 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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