

Woodbury Avenue, East Grinstead

Guide Price £425,000 - £450,000

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Woodbury Avenue

East Grinstead

A well presented and modern, extended three bedroom end of terrace family home, ideally situated on the popular Worsted Farm Estate. The property offers 968 sq ft of living space and benefits from two allocated parking spaces, a southerly aspect rear garden and a new boiler installed in 2022.

The living accommodation briefly comprises: entrance hall; downstairs cloakroom with a WC and wash hand basin; fitted kitchen with a range of wall and base level units, electric oven, four-ring gas hob, solid oak worktops, butler's sink and space for additional appliances. A generous living/dining room with an understairs cupboard and bi-fold doors opening onto the garden concludes the ground floor.

The first floor consists of a double guest bedroom with rear aspect views; a family bathroom with a WC, wash hand basin, heated towel rail and bath with an overhead shower; and a double bedroom with fitted wardrobes. The second floor is dedicated to the master bedroom, which benefits from fitted wardrobes and a modern en suite with a WC, wash hand basin, roof window and freestanding bath with shower attachment.















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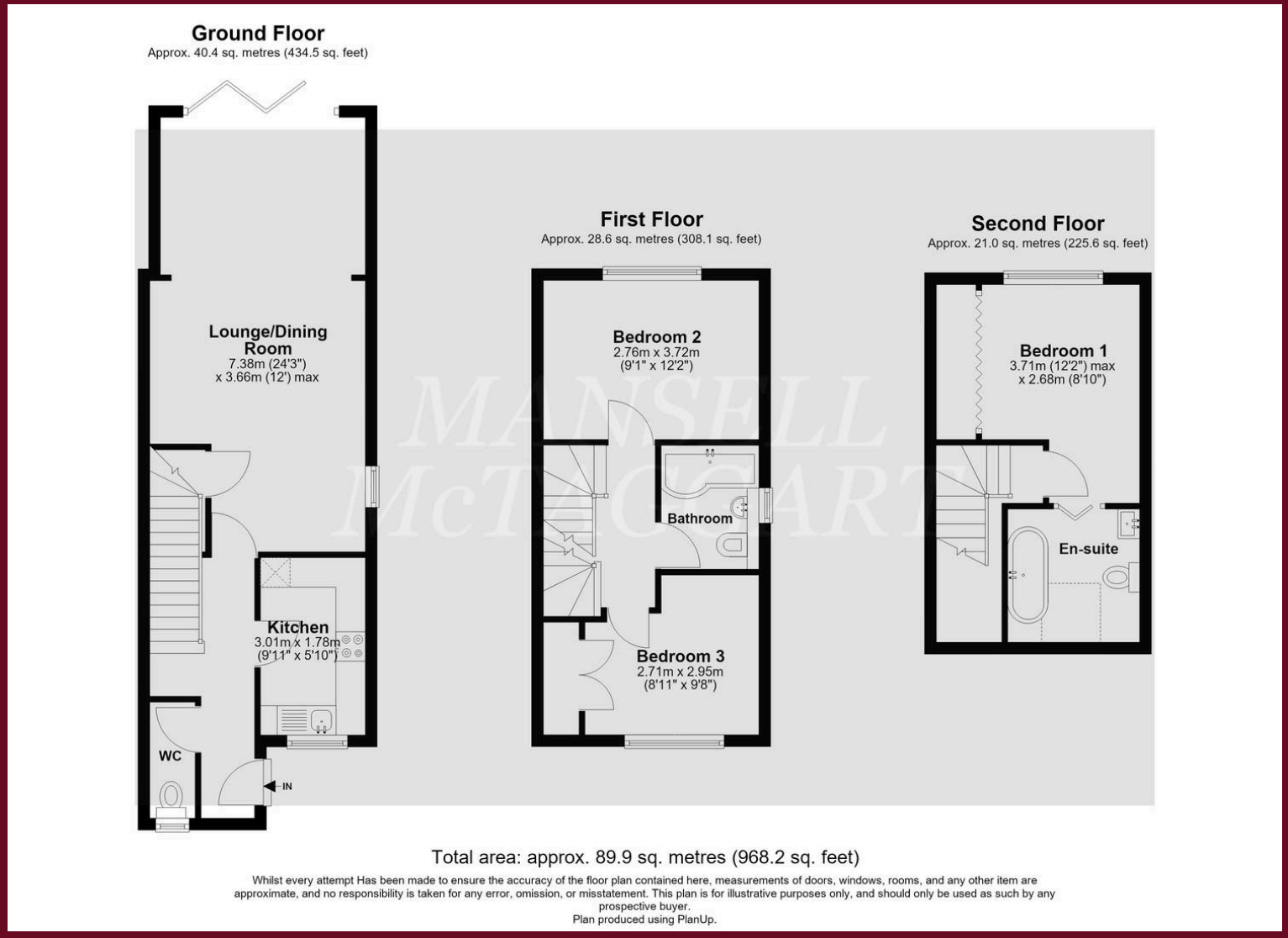
East Grinstead

Externally, the property benefits from two allocated parking spaces, along with plenty of additional on street parking. Gated side access leads to the southerly aspect, and landscaped rear garden, which has been designed for low maintenance and provides an ideal space for outdoor seating and entertaining.

Council Tax band: C

Tenure: Freehold

- End of terrace family home
- Three double bedrooms
- Extended and well presented throughout
- 968 Sq ft of living space
- En suite to master bedroom
- Downstairs cloakroom
- New boiler in 2022
- South-facing landscaped rear garden
- Two allocated parking spaces
- Walking distance to local schools and amenities



Total area: approx. 89.9 sq. metres (968.2 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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