

Price

£635,000

Garnham
H Bewley

49 Mindelheim Avenue, East Grinstead



- Four Bedroom Detached Family Home
- Downstairs Cloakroom and Utility
- Two Reception Rooms
- Kitchen / Breakfast Area
- En-suite To Master Bedroom
- Double Garage & Driveway
- Private Rear Garden
- No Chain

For further information contact Garnham H Bewley:

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49 Mindelheim Avenue, East Grinstead, West Sussex RH19 3US

Situated in the highly desirable Worsted Farm estate, this impressive four-bedroom detached family home occupies a particularly attractive corner plot at the end of a quiet cul-de-sac, backing directly onto woodland with further woodland to the side. Enjoying an excellent degree of privacy, with no passing traffic, the property is perfectly suited to family living, ideally located close to Sackville School and Estcots Primary School.

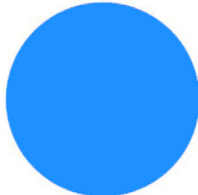
Upon entering, you are welcomed by a spacious entrance hall leading to a well-proportioned living room, with double doors opening into the separate dining room. The dining room enjoys direct access to the rear garden, creating an ideal space for entertaining family and friends. The well-appointed kitchen/breakfast room is fitted with a comprehensive range of wall and base units, complemented by work surfaces and integrated appliances. A separate utility room provides additional practicality, while a convenient downstairs cloakroom completes the ground-floor accommodation.

Upstairs, the property offers four generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a separate family bathroom.

Externally, the property continues to impress, with a driveway providing off-road parking for two vehicles and leading to the attached double garage. Additional on-road parking is also available. The rear garden features a paved patio area and a large, level lawn, with woodland bordering both the rear and side of the property to create a wonderfully secluded outdoor setting. The size and level nature of the garden also offer exciting potential for a future extension, subject to the necessary planning permissions and consents.

Offered to the market with no onward chain, this attractive family home combines spacious accommodation, excellent parking facilities and a sought-after woodland-backed setting. The desirable corner plot, peaceful cul-de-sac position, additional parking and potential to extend make this an outstanding opportunity for buyers seeking a long-term family home in a popular residential location.

Early viewing is highly recommended to fully appreciate the space, privacy, location and potential this property has to offer.



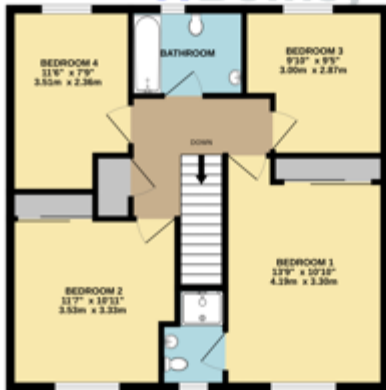
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Accommodation

GROUND FLOOR



1ST FLOOR
Garnham
H Bewley



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Entrance Hall

Downstairs Cloakroom

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

Dining Room

10' 7" x 9' 8" (3.23m x 2.95m)

Kitchen / Breakfast Area

14' 3" x 9' 8" (4.34m x 2.95m)

Utility

8' 2" x 5' 4" (2.49m x 1.63m)

First Floor

Master Bedroom

13' 9" x 10' 10" (4.19m x 3.30m)

En-suite

Bedroom 2

10' 11" x 11' 7" (3.33m x 3.53m)

Bedroom 3

9' 10" x 9' 5" (3.00m x 2.87m)

Bedroom 4

11' 6" x 7' 9" (3.51m x 2.36m)

Family Bathroom

7' 6" x 6' 2" (2.29m x 1.88m)

Garage

18' 8" x 8' 11" (5.69m x 2.72m)

Garage

16' 7" x 7' 2" (5.05m x 2.18m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

1.1 miles

Dormans Station

1.9 miles

Lingfield Station

3.3 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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