

Guide Price:

£525,000

£500,000

Garnham
H Bewley

7 Garden Wood Road, East Grinstead



- Stunning Semi-Detached Family Home
- Three Bedrooms
- Stylishly Finished Kitchen/Diner
- Two Reception Rooms
- Upstairs Bathroom with Separate WC
- Sunny Rear Garden with Summerhouse
- Driveway & Garage
- Within Close Proximity of Excellent Schools

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



7 Garden Wood Road, East Grinstead, West Sussex RH19 1NN

Set within the ever-popular Imberhome estate, this attractive three-bedroom semi-detached home offers stylish, well-maintained accommodation with a wonderful sense of light and flow—perfect for modern family living.

From the moment you step inside, the home feels inviting and thoughtfully arranged. A neat entrance hall leads to a versatile study on the right—ideal for home working or a quiet retreat—while straight ahead you'll find the superb kitchen. This is a real standout space, presented in excellent condition and fitted with a range of sleek units and integrated appliances, combining practicality with contemporary style. Double doors open directly onto the garden, effortlessly extending the living space outdoors.

To the rear, the spacious lounge/dining room is equally impressive, enjoying an abundance of natural light and featuring its own set of double doors to the garden—perfect for entertaining, summer gatherings, or simply relaxing with a view of the outside space.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom. The layout is both functional and comfortable, ideal for growing families or those needing flexible space.

Outside, the property continues to excel. A private driveway leads to a garage, providing ample parking and storage. The rear garden is a true highlight, offering a great balance of lawn and patio, along with a substantial summerhouse—an incredibly versatile addition, ideal as a home office, gym, studio, or entertaining space.

Perfectly positioned, the property is within easy reach of excellent local schools, nearby shops, East Grinstead's charming historic Tudor High Street, the mainline railway station, and the scenic Worth Way bridlepath for walking and cycling.

A beautifully presented home in a highly desirable location—early viewing is highly recommended to fully appreciate everything on offer.



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Accommodation



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7 GARDEN WOOD ROAD - FLOORPLAN

TOTAL FLOOR AREA: 1253 sq ft (112.7 sq m.) approx.

While 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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Ground Floor:

Lounge:

13' 8" x 10' 4" (4.17m x 3.15m)

Study:

10' 4" x 8' 0" (3.15m x 2.44m)

Kitchen:

16' 2" x 10' 10" (4.93m x 3.30m)

First Floor:

Master Bedroom:

12' 2" x 12' 0" (3.71m x 3.66m)

Bedroom Two:

12' 2" x 9' 11" (3.71m x 3.02m)

Bedroom Three:

9' 11" x 7' 7" (3.02m x 2.31m)

Bathroom:

5' 8" x 5' 3" (1.73m x 1.60m)

WC:

5' 8" x 2' 8" (1.73m x 0.81m)

Outside:

Garage / Utility Area:

7' 11" x 11' 8" (2.41m x 3.56m)

Garage / Storage:

7' 11" x 5' 3" (2.41m x 1.60m)

Summerhouse:

19' 2" x 8' 11" (5.84m x 2.72m)



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Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.3 miles)

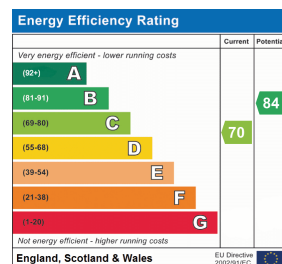
Nearest Schools:

St Peter's Catholic Primary School - (0.1 miles)

Halsford Park Primary School - (0.2 miles)

Imberhome School - (0.4 miles)

St Mary's CofE Primary School - (0.5 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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