

Price:

£500,000

Garnham  
H Bewley

12 Wordsworth Rise, East Grinstead



- Extended, Semi-Detached Family Home
- Four Bedrooms
- Stylishly Fitted Kitchen
- Spacious Lounge / Diner
- Family Bathroom & Separate Shower Room
- Private Rear Garden
- Driveway & Garage
- Within Close Proximity of East Grinstead Train Station

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 12 Wordsworth Rise, East Grinstead, West Sussex RH19 1TW

Set on the ever-popular Garden Wood Estate, this extended four-bedroom semi-detached family home offers well-proportioned and versatile accommodation, ideally positioned for easy access to East Grinstead's mainline railway station, with a handy back-route shortcut just around the corner.

The ground floor comprises a welcoming entrance hall, generous lounge/diner with double doors opening onto the rear garden, and a well-equipped kitchen with useful side access. Upstairs, there are four bedrooms, with the extension over the garage providing an additional bedroom and shower room, alongside the existing family bathroom.

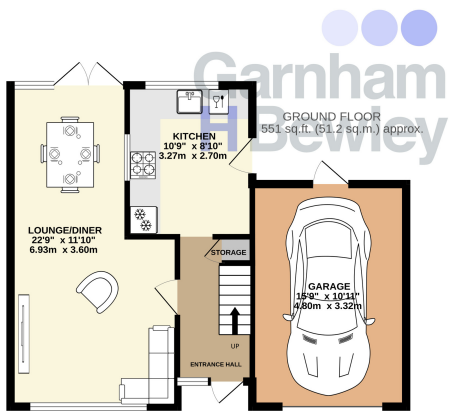
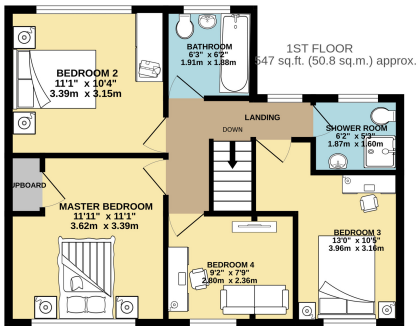
To the rear, the property benefits from a low-maintenance south-facing garden with side access, offering a pleasant space for outdoor dining and relaxation. The garden can be accessed from both the lounge/diner and the kitchen, making it particularly practical for family living and entertaining.

To the front is a driveway providing off-road parking, a small front garden and access to the garage. The property is also conveniently located for excellent primary and secondary schools, East Grinstead's historic Tudor High Street and the picturesque Worth Way bridlepath, making this an appealing home for families seeking space, convenience and a well-connected location.



For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation



12 WORDSWORTH RISE - FLOORPLAN

TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) 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.

Made with Metropix ©2005

## Ground Floor:

### Lounge / Diner:

11' 10" x 22' 9" (3.61m x 6.93m)

### Kitchen:

8' 10" x 10' 9" (2.69m x 3.28m)

## First Floor:

### Master Bedroom:

11' 1" x 11' 11" (3.38m x 3.63m)

### Bedroom Two:

11' 1" x 10' 4" (3.38m x 3.15m)

### Bedroom Three:

10' 5" x 13' 0" (3.17m x 3.96m)

### Bedroom Four:

9' 2" x 7' 9" (2.79m x 2.36m)

### Bathroom:

6' 3" x 6' 2" (1.91m x 1.88m)

### Shower Room:

6' 2" x 5' 3" (1.88m x 1.60m)

## Outside:

### Garage:

10' 11" x 15' 9" (3.33m x 4.80m)



For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

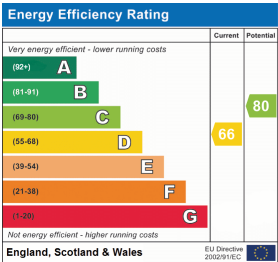


Nearest Stations:

- East Grinstead Station (0.3 miles)
- Dormans Station (2.3 miles)
- Lingfield Station (3.6 miles)

Nearest Schools:

- St Peter's Catholic Primary School (0.3 miles)
- Halsford Park Primary School (0.5 miles)
- St Mary's CofE Primary School (0.6 miles)
- Baldwins Hill Primary School (0.9 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