

Price:  
£650,000

Garnham  
H Bewley

1 Gwynne Gardens, East Grinstead



- Stunning, Extended Semi-Detached Family Home
- Four Double Bedrooms
- Two Large Reception Rooms
- Stylishly Fitted Kitchen with Separate Utility Room
- Tastefully Appointed Bathroom & En-Suite
- Front & Rear Gardens with Summer House
- Driveway Parking & Two Garages
- Close Proximity to Excellent Schools

For further information contact Garnham H Bewley:  
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## 1 Gwynne Gardens, East Grinstead, West Sussex RH19 1PY

Situated in a quiet and sought-after cul-de-sac, this beautifully presented four bedroom semi-detached family home has been extended and modernised by the current owners, offering spacious and flexible accommodation arranged over three floors.

The ground floor provides an excellent layout for family living. A welcoming entrance hall leads through to the dining room at the front of the property, which in turn opens into a generous living room to the rear. This is a warm and inviting space, centred around a log burner, and further enhanced by two sets of double doors to the side and rear, both opening directly onto the garden and allowing plenty of natural light to flow through. The kitchen is well fitted and offers plenty of storage, and sits to the rear of the property, leading through to the utility room. The utility also benefits from ample storage and has both front and rear access, providing a practical and convenient link to the garden.

On the first floor, there are three well-proportioned double bedrooms and a modern family bathroom. The loft has been converted to create an impressive main bedroom with built-in storage and a stylish en-suite shower room.

Outside, the property continues to impress. The front garden is attractively planted with a variety of flowers, giving the home a lovely first impression. A large driveway provides ample off-road parking and leads to a separate garage with power and lighting. There is also an additional garage en bloc, also with power.

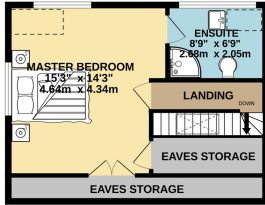
The rear garden is a real feature of the home, offering a generous and well-designed outdoor space. It includes a koi pond, a bar area perfect for entertaining, and a hidden section of garden with a summer house fitted with power and lighting, ideal for use as a home office or studio. The garden also benefits from outdoor lighting and a tap, adding further practicality.

The property is ideally located within walking distance of East Grinstead station and the historic Tudor High Street, with a range of shops and cafes. It is also close to highly regarded schools, including Halsford Park Primary and Imberhome Secondary.



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2ND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



# Accommodation

## Ground Floor:

### Kitchen:

14' 9" x 9' 11" (4.50m x 3.02m)

### Dining Room:

13' 1" x 9' 6" (3.99m x 2.90m)

### Living Room:

18' 8" x 13' 1" (5.69m x 3.99m)

### Utility Room

4' 10" x 14' 3" (1.47m x 4.34m)

## First Floor:

### Bedroom Two:

13' 0" x 10' 11" (3.96m x 3.33m)

### Bedroom Three:

13' 0" x 9' 7" (3.96m x 2.92m)

### Bedroom Four:

9' 11" x 8' 2" (3.02m x 2.49m)

### Bathroom:

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

## Second Floor:

### Master Bedroom:

15' 3" x 14' 3" (4.65m x 4.34m)

### Ensuite:

8' 9" x 6' 9" (2.67m x 2.06m)

### Outside:

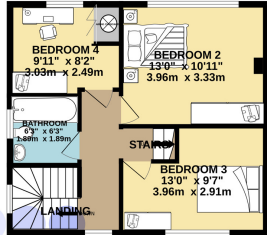
### Garage:

10' 2" x 23' 9" (3.10m x 7.24m)

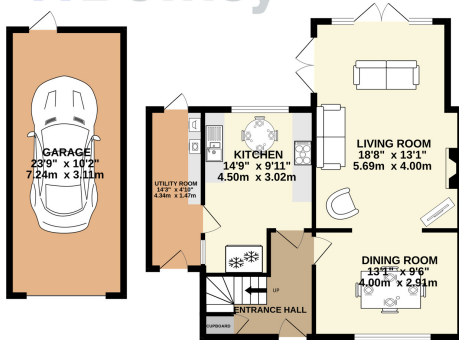
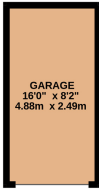
### Garage-en-Bloc

8' 2" x 16' 0" (2.49m x 4.88m)

1ST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



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GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.

1 GWYNNE GARDENS - FLOORPLAN

TOTAL FLOOR AREA : 1868 sq.ft. (173.5 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.

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#### Nearest Stations:

East Grinstead Station (0.7 miles)

Dormans Station (1.8 miles)

Lingfield Station (3.0 miles)

#### Nearest Schools

Halsford Park Primary School (0.2 miles)

Imberhome School (0.2 miles)

St Peter's Catholic Primary School (0.4 miles)

Baldwins Hill Primary School (0.4 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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