



Charlwoods Road, East Grinstead

Guide Price £425,000 – £450,000

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# Charlwoods Road

## East Grinstead

A well presented and modern, three bedroom family home which has been maintained in good order by the current owner. Located within a popular area and providing easy access to East Grinstead town centre; train station and local schools, this family home offers versatile accommodation throughout totalling 763 sq ft.

The living space briefly comprises: entrance hall with tiled floor and understairs storage; downstairs cloakroom; open plan living/dining room with wood flooring, understairs storage and French doors to the garden. A modern fitted kitchen with a range of wall and base units, some integrated appliances and an induction hob completes the ground floor. On the first floor there is a well proportioned master bedroom with fitted wardrobes; double guest bedroom; third single bedroom and a family bathroom concludes the accommodation.

Externally there is a driveway parking for 2 vehicles. Gated side access is provided to the rear garden with a raised, timber decked area abutting the rear of the property, an area of lawn and timber shed storage.





## Charlwoods Road

East Grinstead

Council tax band: C

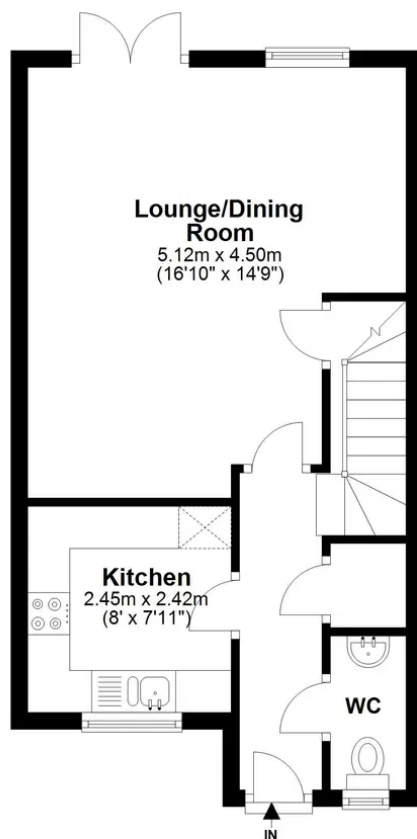
Tenure: Freehold

- Semi detached family home
- Three bedrooms
- Downstairs cloakroom
- Modern fitted kitchen
- Generously proportioned living/dining room
- Modern family bathroom
- Driveway parking for two cars
- Close to the town centre and train station
- Rear garden
- End of chain



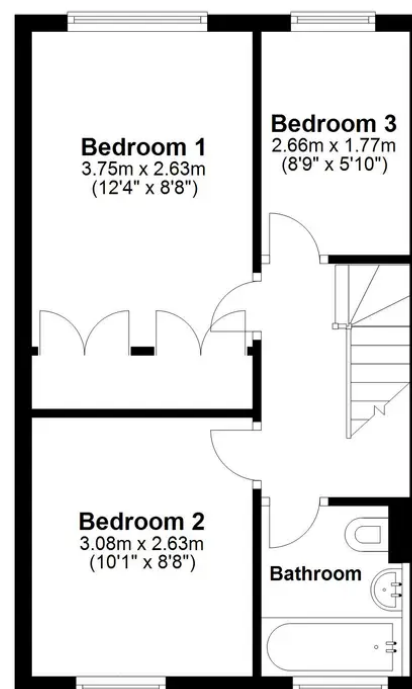
## Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 70.9 sq. metres (762.6 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 purchaser.

Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

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