



**Butlers Way, East Grinstead**

Guide Price **£500,000 – £515,000**

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# Butlers Way

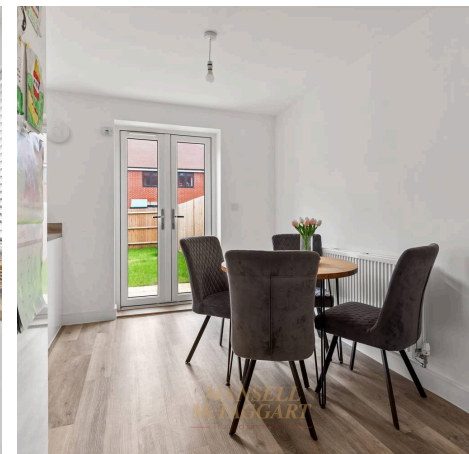
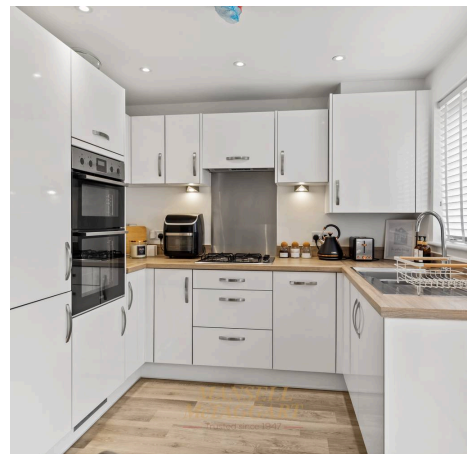
## East Grinstead

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A well presented and modern, three bedroom semi detached home which was built in 2023 and still benefits from the remainder of the new build warranty. The property offers versatile living space arranged over three floors totalling 1,097 sq ft, and further benefits from a single garage and driveway parking.

The living accommodation briefly comprises: entrance hall with a storage cupboard; downstairs cloakroom with a WC and wash hand basin; living room with front aspect views. A kitchen/breakfast room which a fitted kitchen with a range of wall and base level units, electric oven, 4 gas ring hob, fridge freezer, understairs cupboard and French doors onto the garden concludes the ground floor.

The first floor consists of a landing; double guest bedroom with rear aspect views; single bedroom; family bathroom with a WC, wash hand basin and a bath with an overhead shower. The second floor is solely dedicated to the dual aspect master bedroom, which has fitted wardrobes and en suite shower room with a WC and wash hand basin.





## Butlers Way

East Grinstead

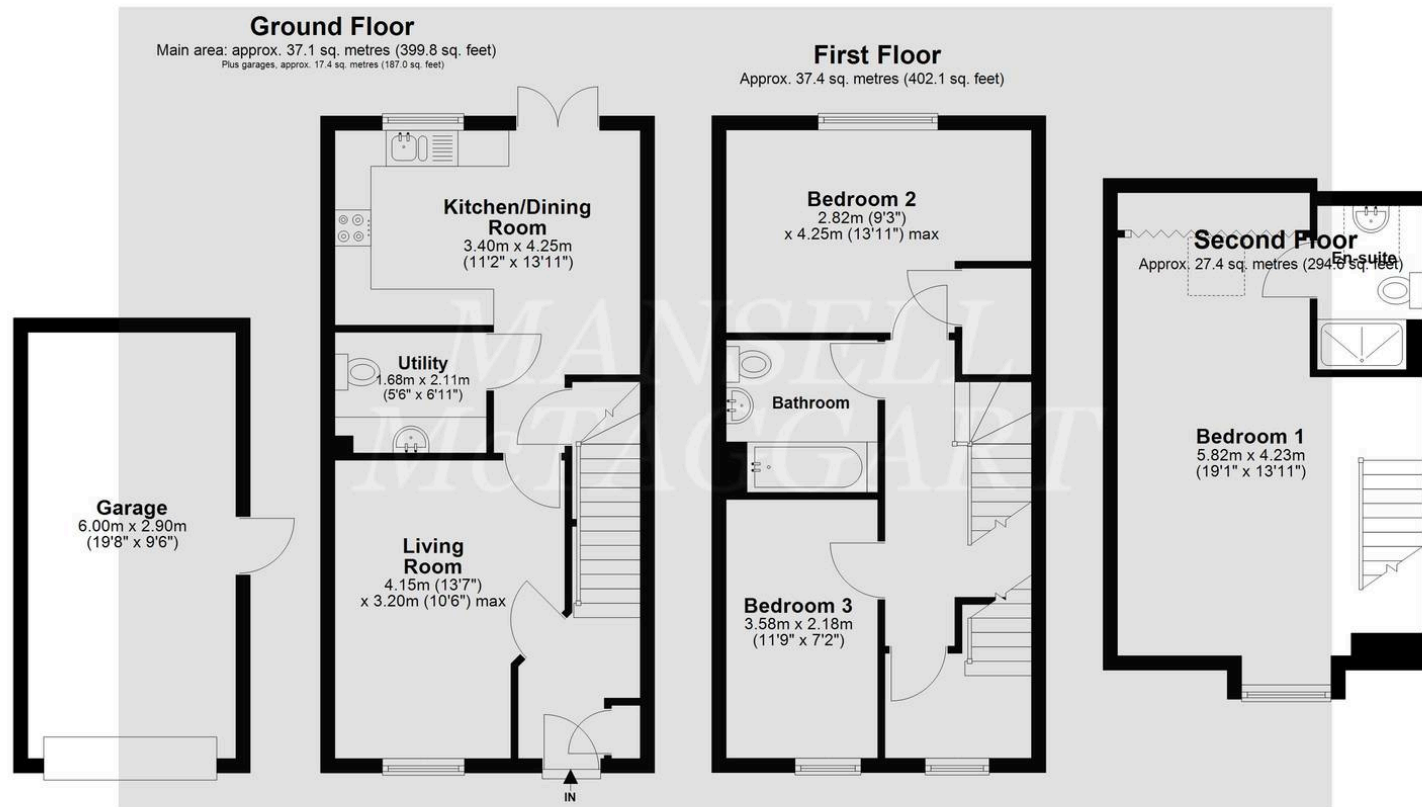
Externally, the property benefits from a driveway for two cars and up and over door access leads to the single garage, which has power and lighting. Gated side access leads to the mainly laid to lawn rear garden with a patio seating area abutting the rear of the property. Estate management charge - £290 a year

Council Tax band: E

Tenure: Freehold

- Semi detached family home
- Three bedrooms
- En suite to master bedroom
- 1,097 Sq ft of living space
- Well presented and modern throughout
- Single garage
- Driveway parking
- Private rear garden
- Built in 2023 and still has a valid NHBC warranty for 7/8 years
- Walking distance to East Grinstead town centre and local schools





Main area: Approx. 101.9 sq. metres (1096.5 sq. feet)  
Plus garages: approx. 17.4 sq. metres (187.0 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 buyer.  
Plan produced using PlanUp.

# Mansell McTaggart East Grinstead

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