



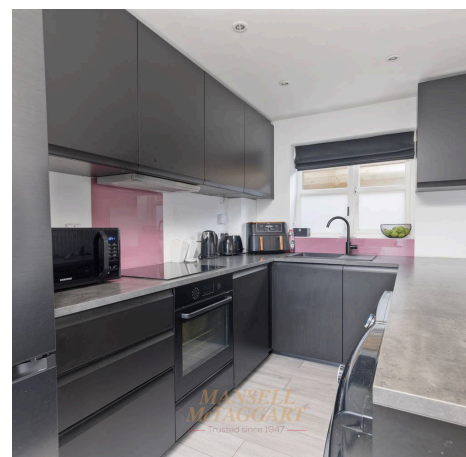
College Lane, East Grinstead  
Offers in Excess of £375,000

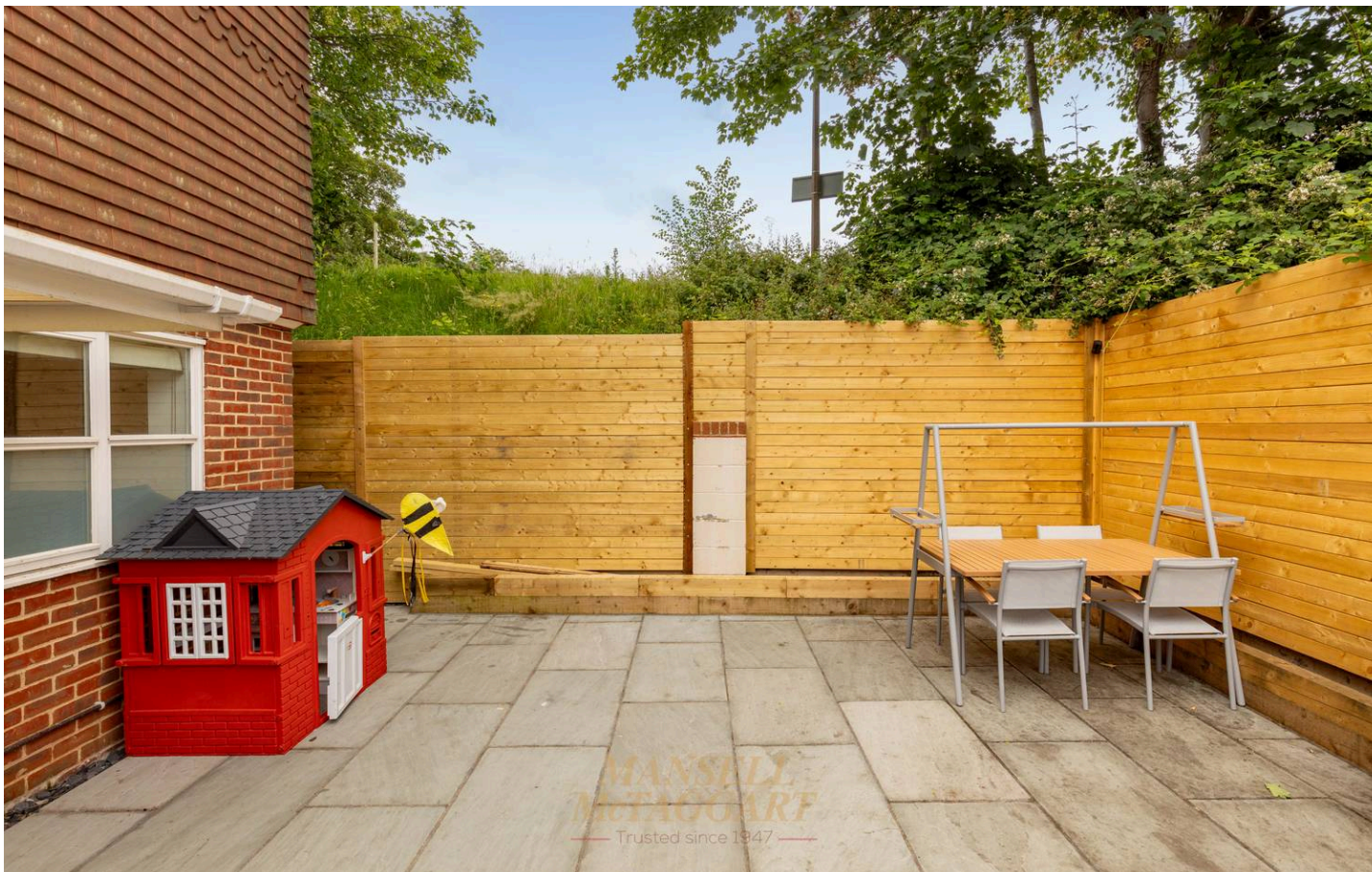
**MANSELL  
McTAGGART**  
Trusted since 1947

A well presented and spacious three bedroom, semi detached family home which is ideally situated within walking distance to East Grinstead town centre, mainline train station and local schools. The property offers 1,056 Sq ft of versatile living space arranged over three floors and benefits from a private rear garden.

The living accommodation briefly comprises: entrance hall; downstairs cloakroom with a WC and wash hand basin. Open plan kitchen/living/dining room which has a modern fitted kitchen with a range of wall and base level units, 4 gas ring hob, electric oven, space for appliances and French doors onto the garden concludes the ground floor.

The first floor consists of a spacious landing; double guest bedroom with fitted wardrobes; generous single bedroom; family bathroom with a WC, wash hand basin, heated towel rail and bath. The second floor is dedicated to the triple aspect master bedroom which has an en suite shower room with a WC and wash hand basin, completing the living accommodation.

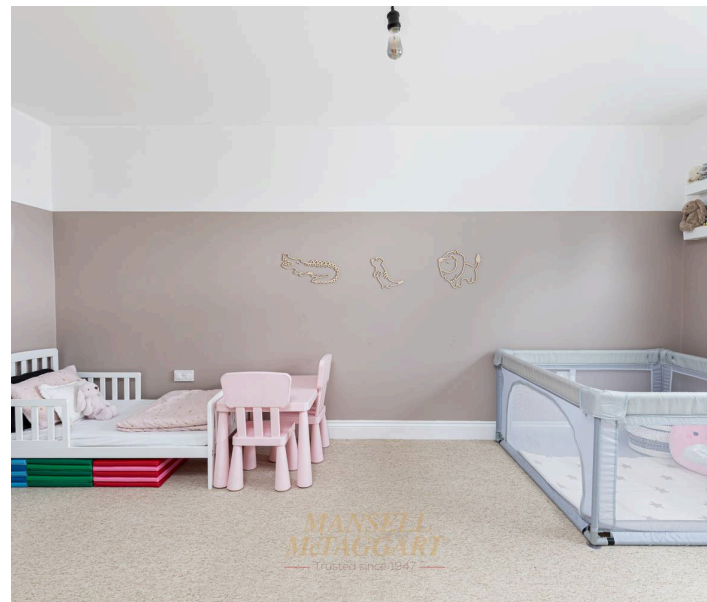




Externally, the property benefits from a courtyard style rear garden with gated side access.  
Council Tax band: D

Tenure: Freehold

- End of chain!
- Semi detached family home
- Three bedrooms
- En suite to master bedroom
- Downstairs cloakroom
- 1,056 Sq ft of living space
- Open plan living
- Private rear garden
- Town centre location
- Short walk to local schools and East Grinstead train station



### Ground Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



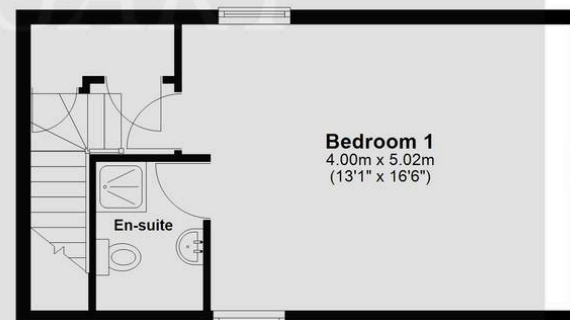
### First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



### Second Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 98.1 sq. metres (1055.5 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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