



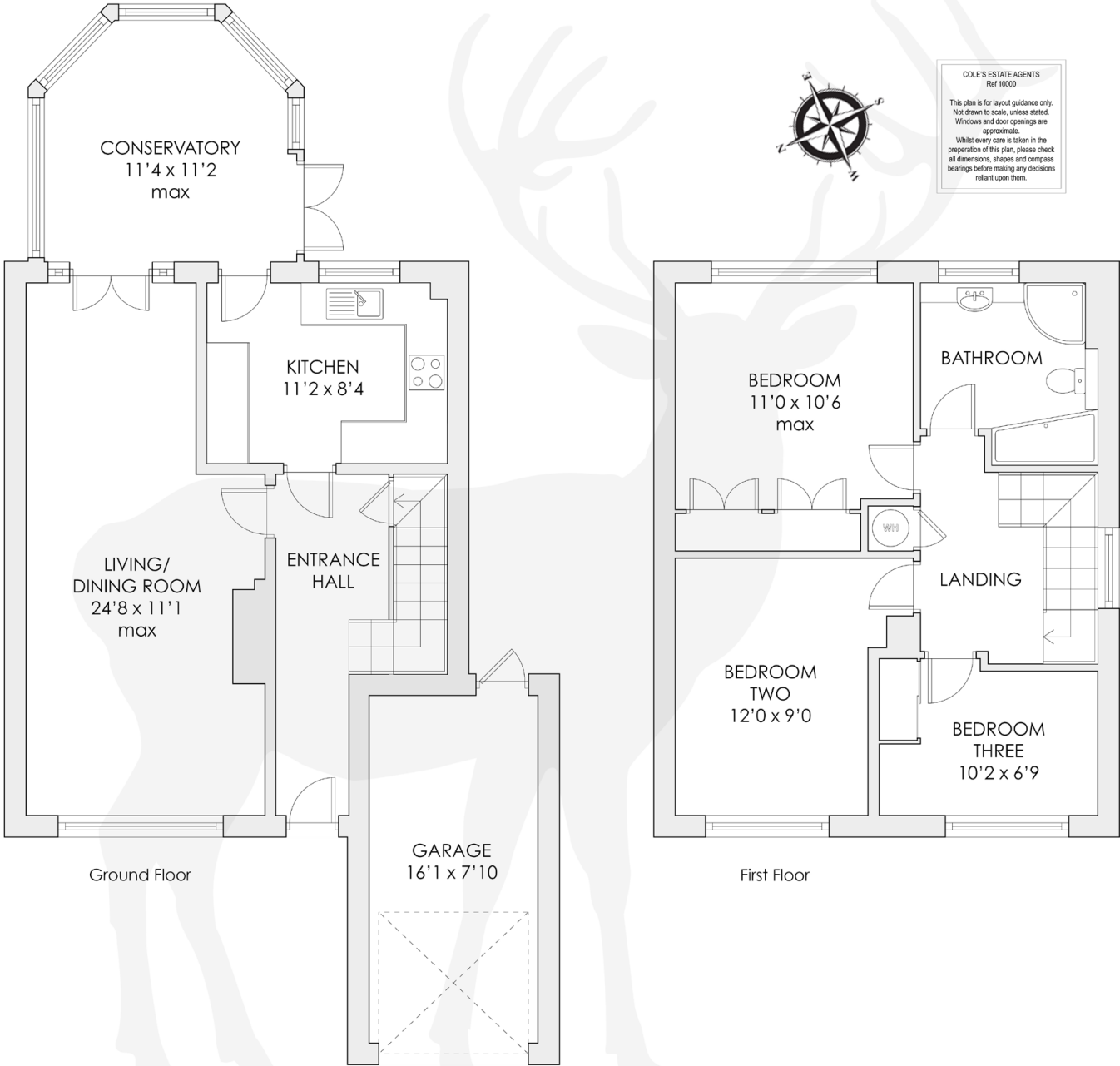
CHAUCER AVENUE  
East Grinstead, West Sussex

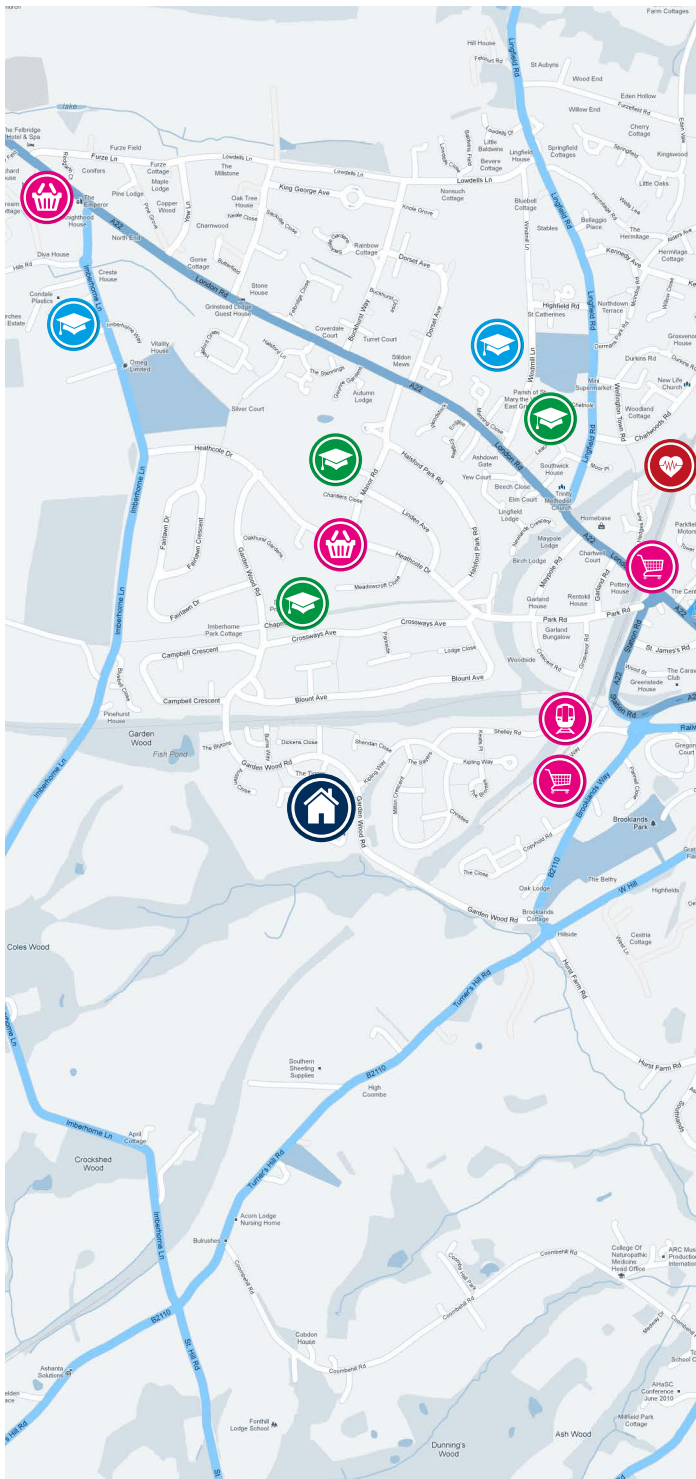


COLE'S  
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# FLOOR PLANS





# CHAUCER AVENUE

## EAST GRINSTEAD, WEST SUSSEX

### PROPERTY DESCRIPTION

A link detached property in a popular residential area offering well presented accommodation. The ground floor comprises entrance hall, living/dining room, kitchen and conservatory with views of the East Grinstead Viaduct. The first floor consists of three bedrooms and large family bathroom.

Outside the property benefits from front garden, driveway for three cars, garage and spacious south east facing rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

### LOCATION

The property is situated in a popular residential area in a quiet cul-de-sac within easy reach of local primary schools and station. Secondary schools are also within easy reach and the town centre is only 1 mile away and offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets.

East Grinstead train station is 0.6 miles away (on foot) and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 8.7 miles away whilst the M25 is 10.2 miles distant.

### KEY INFORMATION

Internal Area	997 sq ft
Max Broadband	1000 Mbps
Tenure	Freehold
EPC Rating	D - 57

Local Council	MID SUSSEX
Council Tax Band	E
Amount per annum	£2,630



3



1



2

**Asking Price £525,000**









## ACCOMMODATION

The property is entered via obscure glazed door to front, opening to:

**ENTRANCE HALL** Wooden laminate flooring, stairs to first floor with understairs storage cupboard, radiator, glazed panel doors to living/dining room and kitchen.

**LIVING/DINING ROOM** Dual aspect with double glazed window to front and patio doors to rear leading to conservatory, feature brick fireplace and hearth with wooden mantle and gas flame effect fire, two radiators, television point, wall lights.

**KITCHEN** Range of wall and base units with contrasting work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, NEFF 4 ring induction hob with glass splashback, stainless steel cooker hood with extractor fan, built in oven and grill, built in combi-microwave oven, integrated fridge, integrated freezer, integrated NEFF dishwasher, integrated washing machine, part tiled walls, under cupboard lighting, wooden laminate flooring, radiator, double glazed window to rear and door to:

**CONSERVATORY** Part brick, part double glazed construction with windows to sides and rear with views of the East Grinstead Viaduct and patio doors to side, Amtico flooring, wall light, radiator.

First Floor

**LANDING** Double glazed window to side, loft hatch, airing cupboard housing hot water cylinder and slatted shelving area, doors to all bedrooms and bathroom.

**BEDROOM ONE** Double glazed window to rear with views over the East Grinstead Viaduct, radiator, built in wardrobes with hanging rails and shelving.

**BEDROOM TWO** Double glazed window to front, radiator.

**BEDROOM THREE** Double glazed window to front, radiator, fitted wardrobe with sliding mirror doors, hanging rail, shelving and storage drawers.

**BATHROOM** Fitted suite comprising corner bath with mixer tap and shower attachment over, corner shower unit with Aqualisa thermostatic shower, low level WC, tiled vanity top with inset wash hand basin and mixer tap with storage cupboards under, heated ladder towel rail, fully tiled walls, mirrors, downlighters, extractor fan, vinyl flooring, obscure double glazed window to rear.







## OUTSIDE

**FRONT GARDEN** Brick paved driveway providing parking for three cars, lawn area with specimen trees, shrub border, brick paved pathway leading to entrance vestibule, gate to side leading to rear garden.

**GARAGE** Up and over door to front, door to rear garden.

**REAR GARDEN** Paved patio area with shrub borders, steps down to lawn area with garden shed and steps down to further paved patio area, further lawn area, enclosed by fence panels.

## VIEWINGS

Viewing by appointment with Cole's Estate Agents

**01342 324616**

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