

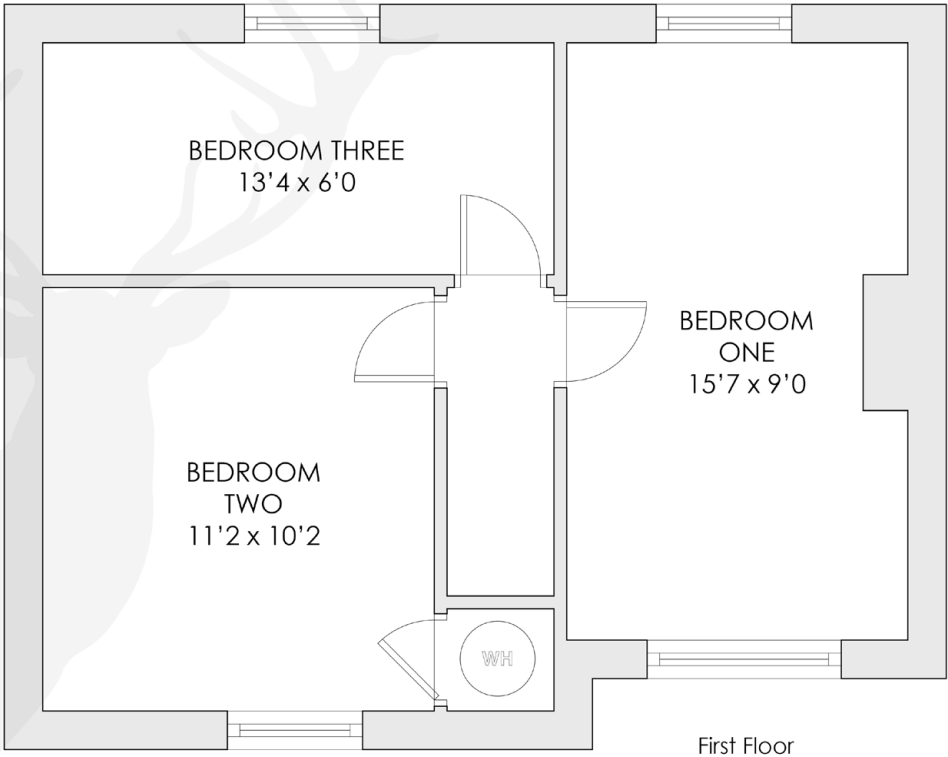
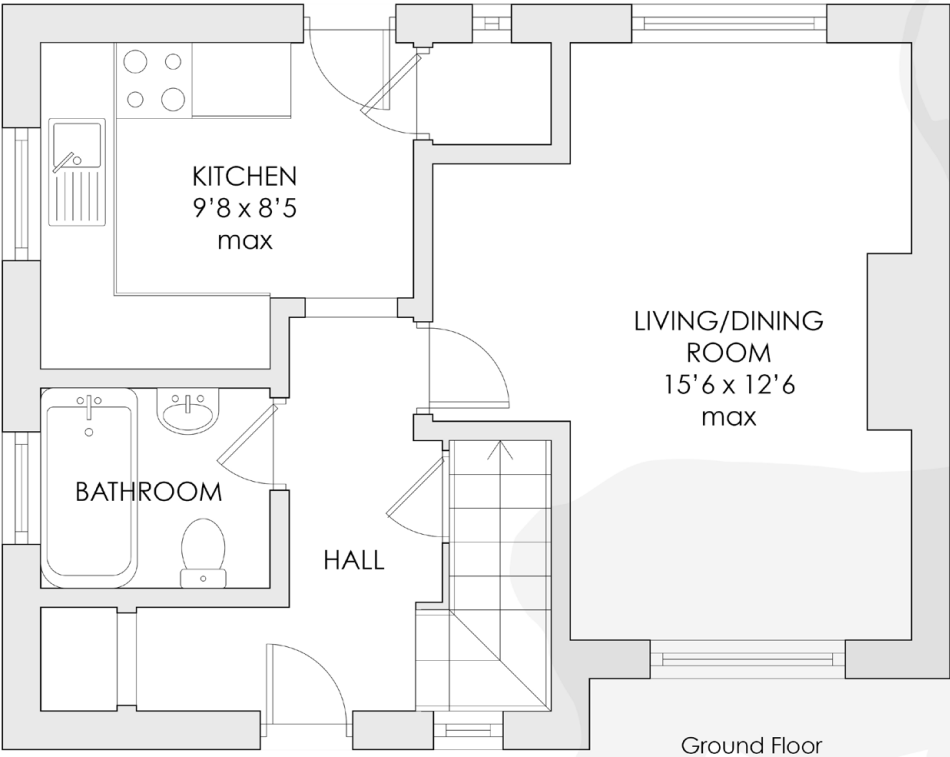


KING GEORGE AVENUE
East Grinstead, West Sussex



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FLOOR PLANS

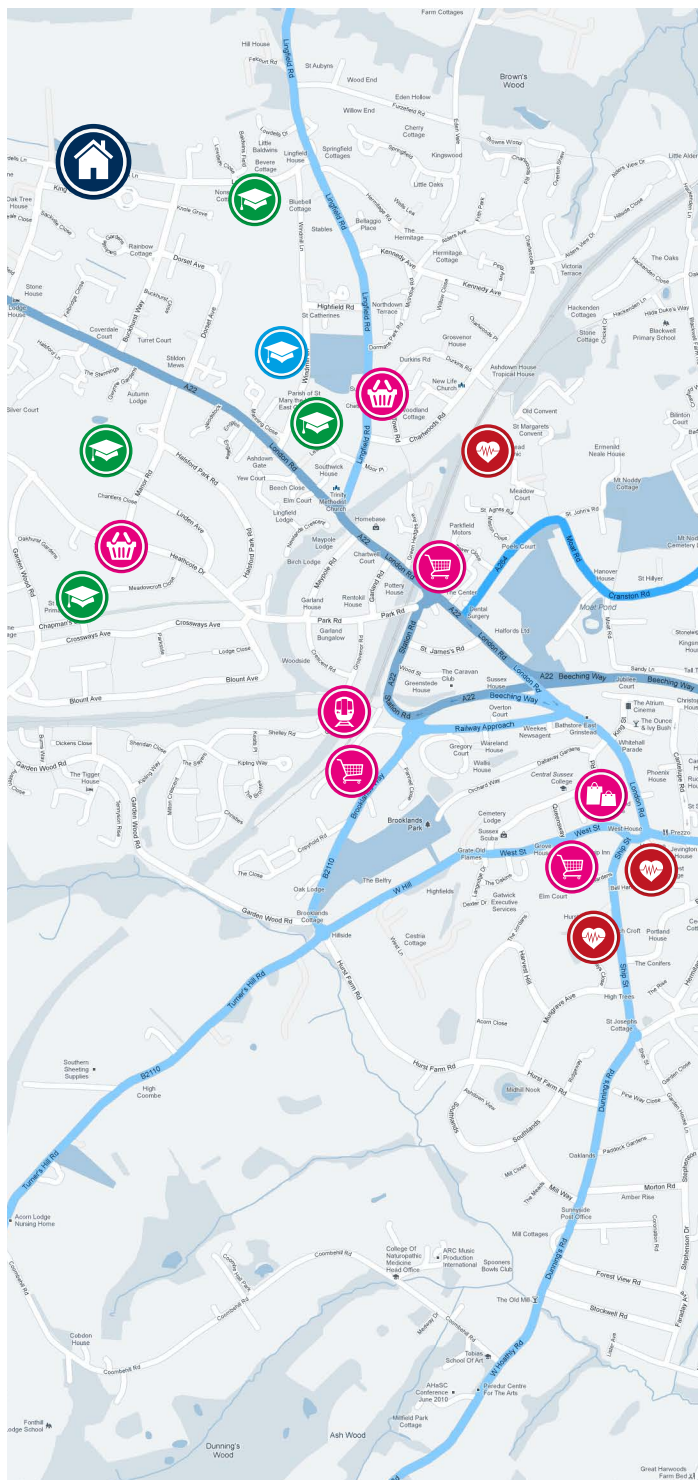


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Ref 10000

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.

Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.





KING GEORGE AVENUE

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A semi detached property in a quiet location within easy reach of local schools offering well presented accommodation. The ground floor comprises entrance hall, living/dining room, kitchen and bathroom. The first floor consists of three bedrooms

Outside the property benefits from driveway to front and secluded garden to rear.

LOCATION

Situated on the northern outskirts of East Grinstead within easy reach of local primary and secondary schools and shops catering for every day needs. Chartham Park Country Club & Golf Course can be found a short distance away whilst the town centre is just over a mile away and offers a comprehensive range of facilities including three supermarkets, restaurants, coffee houses and boutique shops.

East Grinstead (1.3 miles) and Dormans (2.4 miles) mainline stations both have frequent services to East Croydon, Clapham Junction, London Victoria and London Bridge. London Gatwick is only 9.0 miles away whilst the M25 is 9.8 miles distant.

KEY INFORMATION

Internal Living Area	753 sq ft
Max Broadband	1000 Mb
Tenure	Freehold
EPC Rating	C - 71
Local Council	MID SUSSEX
Council Tax Band	D
Amount per annum	£2,152



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Asking Price £415,000





ACCOMMODATION

The property is entered via composite door to front with double glazed panels, opening to:

ENTRANCE HALL Vinyl flooring, radiator, telephone point, stairs to first floor with understairs storage cupboard, double glazed window to front, recessed storage area with shelving, doors to bathroom and living/dining room, doorway to kitchen.

LIVING/DINING ROOM Dual aspect with double glazed windows to front and rear, two radiators, television point, satellite point.

KITCHEN Range of wall and base units with contrasting work surface incorporating stainless steel sink and drainer, cooker with 4 ring electric hob, double oven and grill, space and plumbing for washing machine, space and plumbing for slimline dishwasher, part tiled walls, wall mounted boiler, vinyl flooring, extractor fan, radiator, double glazed window to side, frosted double glazed door to rear, larder cupboard with shelving, crittall window to rear and space for upright fridge/freezer.

BATHROOM Suite comprising panel bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, bathroom cabinet with mirror door, obscure double glazed window to side.

First Floor

LANDING Doors to all bedrooms.

BEDROOM ONE Dual aspect with double glazed windows to front and rear, two radiators.

BEDROOM TWO Double glazed window to front, radiator, over stairs airing cupboard housing the hot water cylinder and slatted shelving area.

BEDROOM THREE Double glazed window to rear, radiator.

OUTSIDE

FRONT Hardstanding driveway providing off road parking for two cars, lawn area with mature hedging border, mid-level fence panels to front and side, entrance vestibule, pathway to side leading to rear garden.

REAR GARDEN Large paved terrace area with outside light, lawn area with garden shed, enclosed by mature hedging and fence panels. Additional area to the rear.







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