

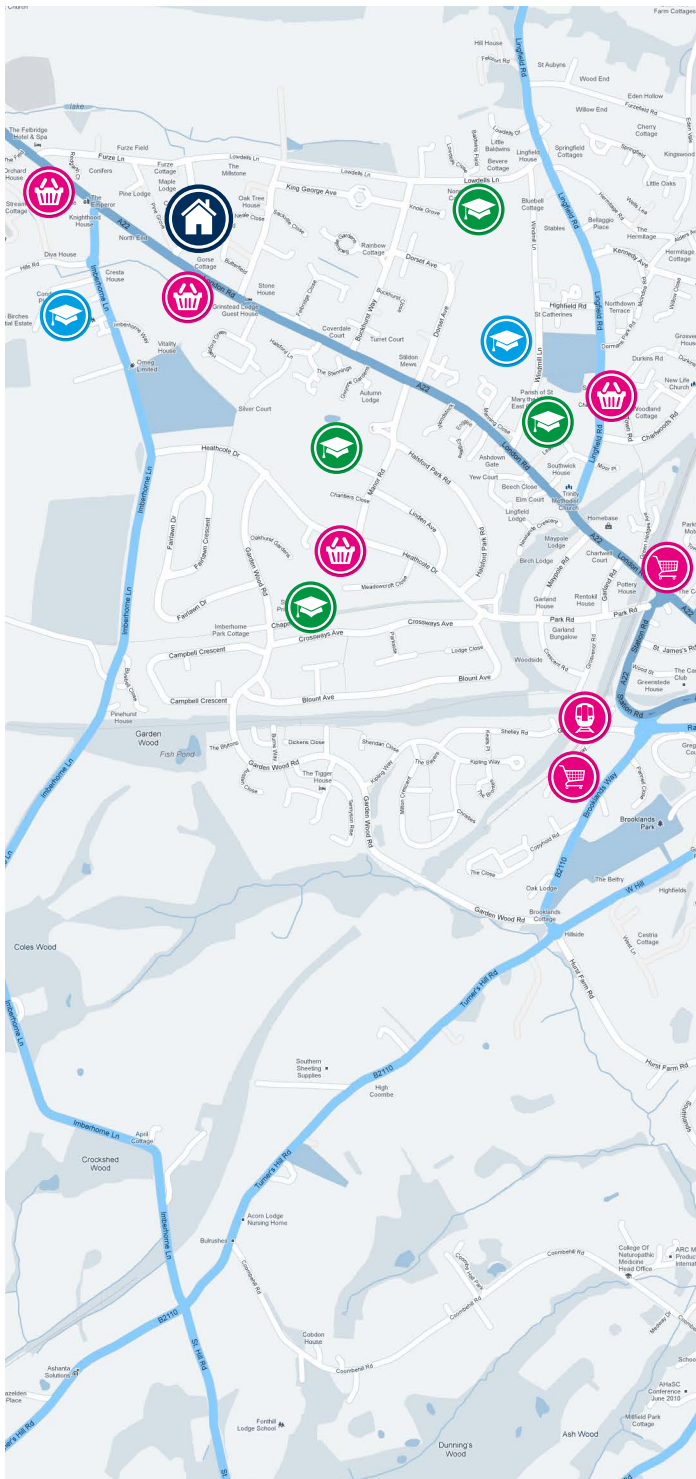


YEW LANE
East Grinstead, West Sussex



COLE'S
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YEW LANE

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A charming detached property in a sought after location offering a wealth of spacious, versatile and well presented accommodation with character features throughout. The ground floor comprises entrance hall, living room with feature fireplace, conservatory, sitting room, dining room open to large refitted kitchen/breakfast room, utility room, library, study and wet room. The first floor consists of master bedroom with ensuite bathroom, second bedroom with attic room, two further bedrooms and refitted bathroom.

Outside the property boasts driveway for several vehicles, garage and large rear garden split into formal area and kitchen garden.

Viewings are highly recommended to appreciate the amount of accommodation on offer.

LOCATION

The property is situated on the Northern outskirts of East Grinstead on a quiet lane in a sought after location within easy reach of primary schools, secondary schools, mainline station and local shops catering for everyday needs.

The town centre is only 1.4 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and three supermarkets. East Grinstead train station is 1.3 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 8.0 miles away whilst the M25 is 9.3 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

INFORMATION

Total Internal Area 2,444 sq ft
 Max Broadband 1000 Mbps
 Tenure Freehold
 EPC Rating D - 61

Local Council MID SUSSEX
 Council Tax Band G
 Amount per annum £3,586



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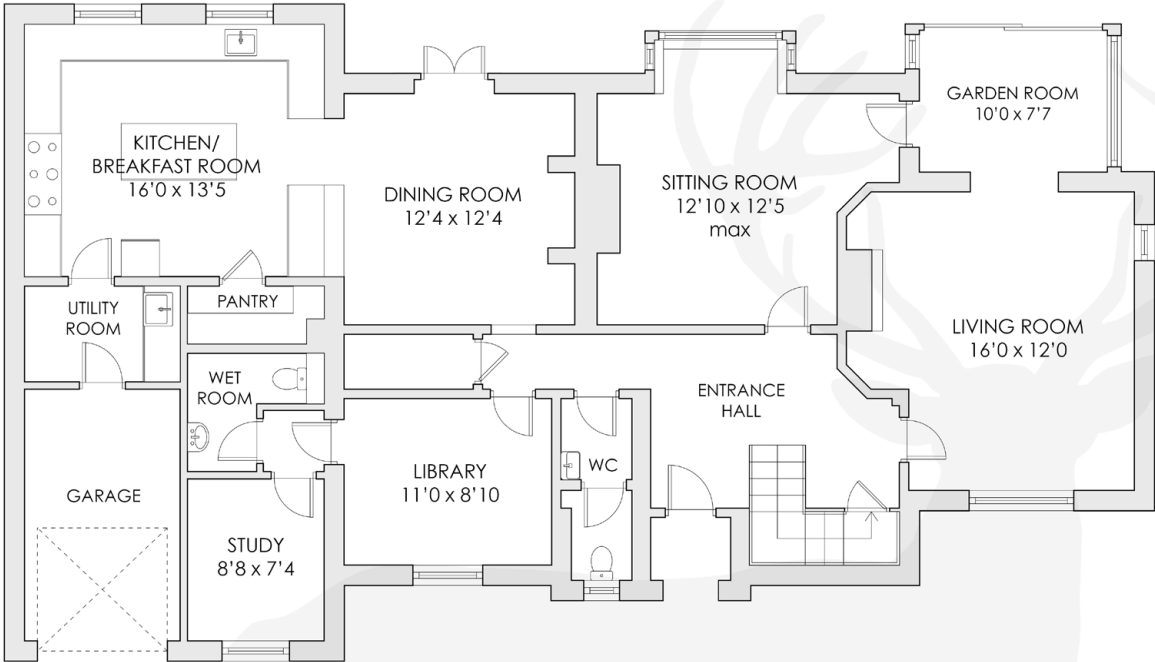
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Asking Price £1,250,000

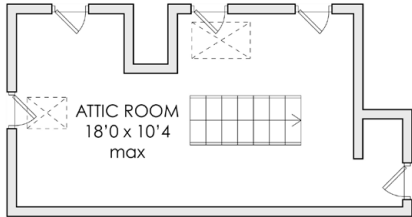
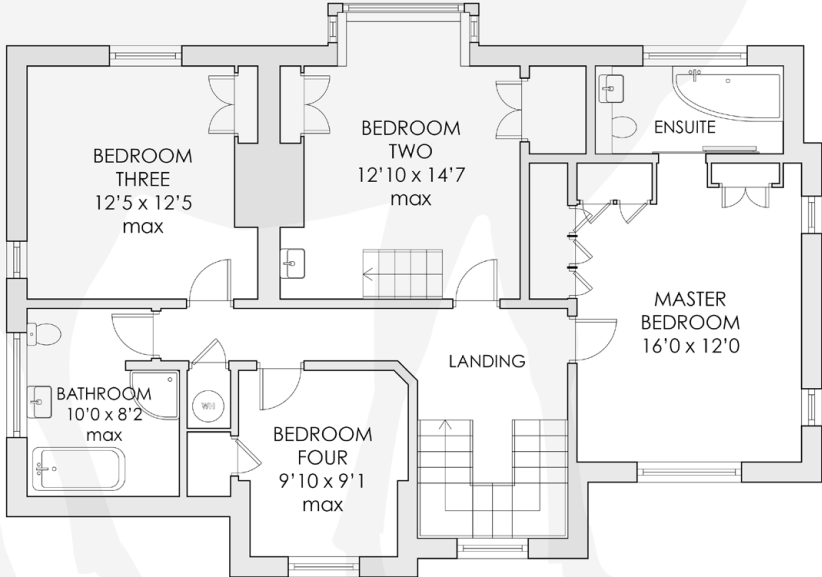




FLOOR PLANS



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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.





ACCOMMODATION

The property is entered via wooden door to front with leaded light panels opening to:

ENTRANCE HALL Wooden herringbone flooring, stairs to first floor with under stairs storage cupboard, radiator, picture rail, wall light, cloaks storage cupboard, doors to living room, sitting room, cloakroom, library and doorway to kitchen.

LIVING ROOM Dual aspect with double glazed leaded light windows to front and side, wooden herringbone flooring, two radiators, feature exposed brick fireplace with wood burning stove, exposed beams and timbers, picture rail with shelving, doorway to:

GARDEN ROOM Double glazed sliding patio doors to rear and double glazed windows to sides, slate tiled flooring, exposed brick.

SITTING ROOM Double glazed leaded light bay window to rear, wooden herringbone flooring, double sided wood burning stove, decorative wooden panelling to walls, exposed beams and timbers, picture rail shelving, glazed door to garden room, serving hatch to dining room.

DINING AREA Slate tiled flooring, downlighters, double sided wood burning stove, double glazed leaded light patio doors to rear, serving hatch to sitting room and open to:

KITCHEN/BREAKFAST ROOM Comprehensive range of base units with contrasting granite worksurfaces incorporating stainless steel butler style sink with mixer tap, secondary sink with mixer tap, granite splashbacks, Aga available by separate negotiation, Rangemaster stainless steel and glass cooker hood with extractor fan and space and plumbing for dishwasher. Central island with base units, drawer units and contrasting granite work surfaces and breakfast bar incorporating four ring induction hob. Double Glazed sky roof lantern, downlighters, slate tiled flooring, space for wine fridge, space for upright fridge/freezer, pantry with shelving, downlighters, door to:

UTILITY ROOM Stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, slate tiled flooring, downlighters, space for freezer, door to garage.

CLOAKROOM Low level WC, wash hand basin with tiled splashback, radiator, quarry tiled flooring, picture rail, obscure double glazed window to front.

LIBRARY Comprehensive range of bookshelves, radiator, wooden herringbone flooring, double glazed window to ...





front with secondary glazing, telephone point, hidden bookcase door to:

INNER HALL Doors to study and wet room

STUDY Double glazed leaded light window to front, radiator, slate tiled flooring.

WET ROOM Ceiling shower head, wash hand basin with wall mounted mixer tap, low level WC, fully tiled walls, ceiling dryer unit, downlighters, skylight, slate tiled flooring.

First Floor

LANDING Double glazed leaded windows to front and side, picture rail, radiator, airing cupboard housing hot water cylinder with slatted shelving area, exposed wooden floorboards, doors to all bedrooms and bathroom.

MASTER BEDROOM Dual aspect with double glazed leaded light windows with quarry tiled sill to front and side, exposed wooden floorboards, range of fitted wardrobes with hanging rails, fitted shoe cupboard, radiator, picture rail, sliding mirror door to:

EN-SUITE BATHROOM Comprising Jacuzzi style corner bath with mixer tap and shower attachment, low level WC with concealed cistern, vanity top with inset wash hand basin with storage cupboard under, wall mounted storage cupboards, shaver point, downlighters, heated ladder towel rail, leaded light double glazed window to rear.

BEDROOM TWO Double glazed leaded light bay window to rear, built in wardrobes with hanging rail and shelving, fitted storage cupboard with shelving, pedestal wash hand basin with splashback, wooden flooring, radiator, stairs to:

ATTIC ROOM Two Velux double glazed windows to rear, access to eaves storage space.

BEDROOM THREE Dual aspect with double glazed leaded light windows to rear and side with quarry tiled sill, wooden flooring, radiator, picture rail, fitted wardrobe with hanging rail and shelving.

BEDROOM FOUR Double glazed leaded window to front with quarry tiled sill, radiator, wooden flooring, built in wardrobe with hanging rail and shelving.

BATHROOM Re-fitted suite comprising free standing bath with side loading mixer tap and shower attachment, corner shower unit with shower and additional hand held shower unit, wash hand basin with mixer tap, low level WC, part tiled walls, two heated ladder towel rails, downlighters, extractor fan, obscure leaded light window to side.









OUTSIDE

FRONT GARDEN Accessed via five bar gate opening to large gravel driveway providing ample off road parking, well stocked shrub borders, outside light, outside tap, covered entrance vestibule, double gates to side leading to rear garden.

GARAGE Electric roller door to front, power and light, door to utility room.

REAR GARDEN Paved patio area, outside lights, large formal lawn area with shrub borders, further patio area with pergola, pathway to expansive kitchen garden area with vegetable area and fruit cage, shrub borders and garden sheds, enclosed by mature hedging.

VIEWINGS

Viewing by appointment with Cole's Estate Agents

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