



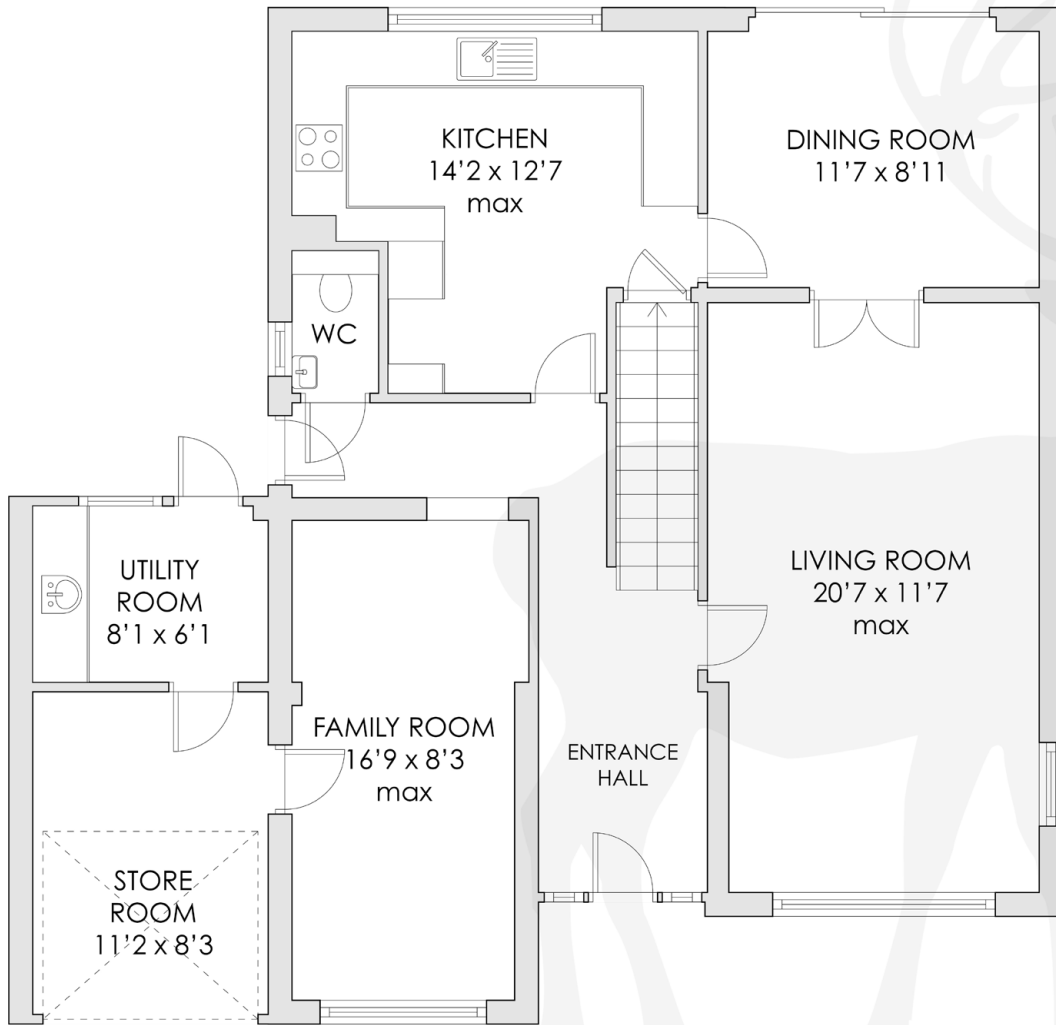
MERLIN WAY
East Grinstead, West Sussex



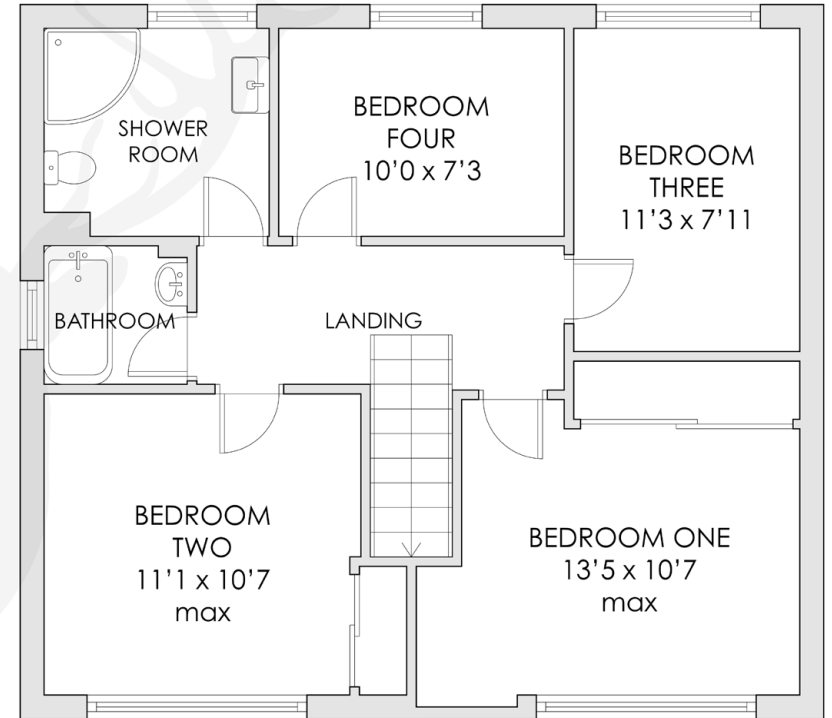
COLE'S
ESTATE AGENTS

FLOOR PLANS

Ground Floor

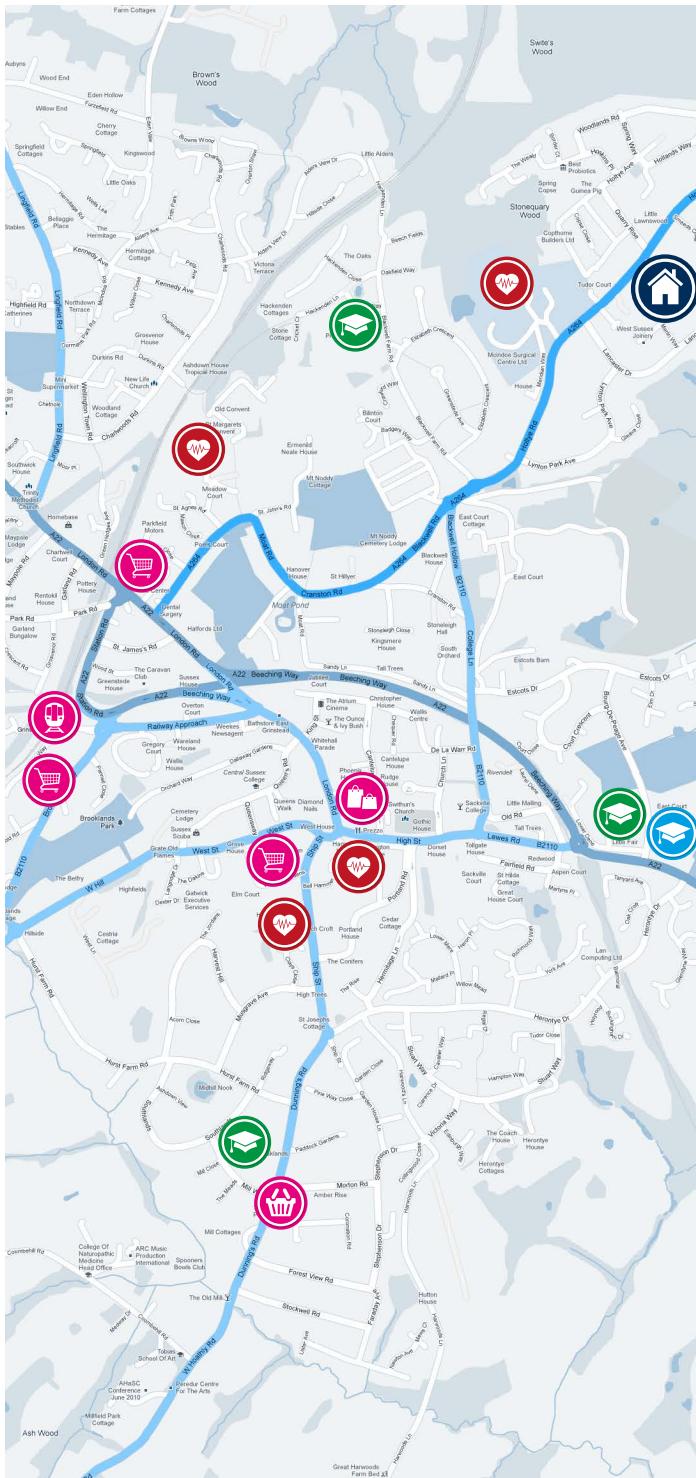


First Floor



COLE'S ESTATE AGENTS
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.



MERLIN WAY

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A detached property in a quiet cul-de-sac, situated in a popular residential area offering well presented accommodation. The ground floor comprises entrance hall, cloakroom, living room, dining room, re-fitted kitchen, family room, store room and utility room. The first floor consists of four bedrooms, bathroom and shower room.

Outside the property benefits from driveway for two cars and rear garden.

The property is offered to the market with no ongoing chain.

LOCATION

Situated in a sought after residential area within easy reach of local primary school and shops catering for everyday needs. The town centre and secondary schools are within a short drive. East Grinstead town centre offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets.

East Grinstead train station is 1.7 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria.

KEY INFORMATION

Internal Area	1,227 sq ft
Max Broadband	1,000 Mbps
Tenure	Freehold
EPC Rating	D - 64

Local Council	MID SUSSEX
Council Tax Band	F
Amount per annum	£3,108



4



2



3

Offers in Excess of £625,000





ACCOMMODATION

The property is entered via composite door to the front with double glazed obscure window, opening to:

ENTRANCE HALL Stairs to first floor, vinyl flooring, two obscure double glazed windows to front, radiator, doors to living room, kitchen, cloakroom, double glazed door side, archway to family room.

LIVING ROOM Double glazed window to front and side, radiator, wall lights, television point, telephone point, glazed double doors to dining room.

DINING ROOM Double glazed sliding patio door to rear, radiator, door to:

KITCHEN Comprehensive range of wall and base units with contrasting work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, four ring electric hob with contemporary extractor fan over, built in double oven and grill, space for upright fridge/freezer, integrated dishwasher, part tiled walls, under cupboard lighting, under stairs storage cupboard, downlighters, double glazed window to rear.

CLOAKROOM Low level WC with concealed cistern, wash hand basin with mixer tap, double glazed window to side.

FAMILY ROOM Double glazed window to front, low level storage units, radiator, door to:

STORE ROOM Up and over door to front, power and light, door to:

UTILITY ROOM Wall and base units with contrasting work surface incorporating stainless steel circular sink with mixer tap, space and plumbing for washing machine and tumble dryer, part tiled walls, wooden laminate flooring, double glazed window and door to rear.

First Floor

LANDING Loft hatch, doors to all bedrooms, bathroom and shower room.

BEDROOM ONE Double glazed window to front, radiator, wall light, telephone point, built in wardrobes with sliding mirror doors, hanging rails and shelving.

BEDROOM TWO Double glazed window to front, radiator, television point, built in wardrobe with sliding mirror door, hanging rails and shelving.



BEDROOM THREE Double glazed window to rear, radiator, telephone point, television point.

BEDROOM FOUR Double glazed window to rear, radiator.

SHOWER ROOM Re-fitted suite comprising corner shower unit with thermostatic power shower, low level WC, oversize wash hand basin with mixer tap and storage drawer under, part tiled walls, heated ladder towel rail, mirror, wall mounted storage cupboard with shelving, vinyl flooring, obscure double glazed window to rear.

BATHROOM Panel bath with mixer tap and shower over, wash hand basin with mixer tap and storage cupboard under, fully tiled walls, vinyl flooring, heated ladder towel rail, obscure double glazed window to side.

OUTSIDE

FRONT GARDEN Paved driveway providing parking for two cars, lawn area, shrub border, outside lights, gate to side leading to rear garden.

REAR GARDEN Paved patio areas, lawn area with borders, enclosed by fence panels and manicured mature hedging.







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