

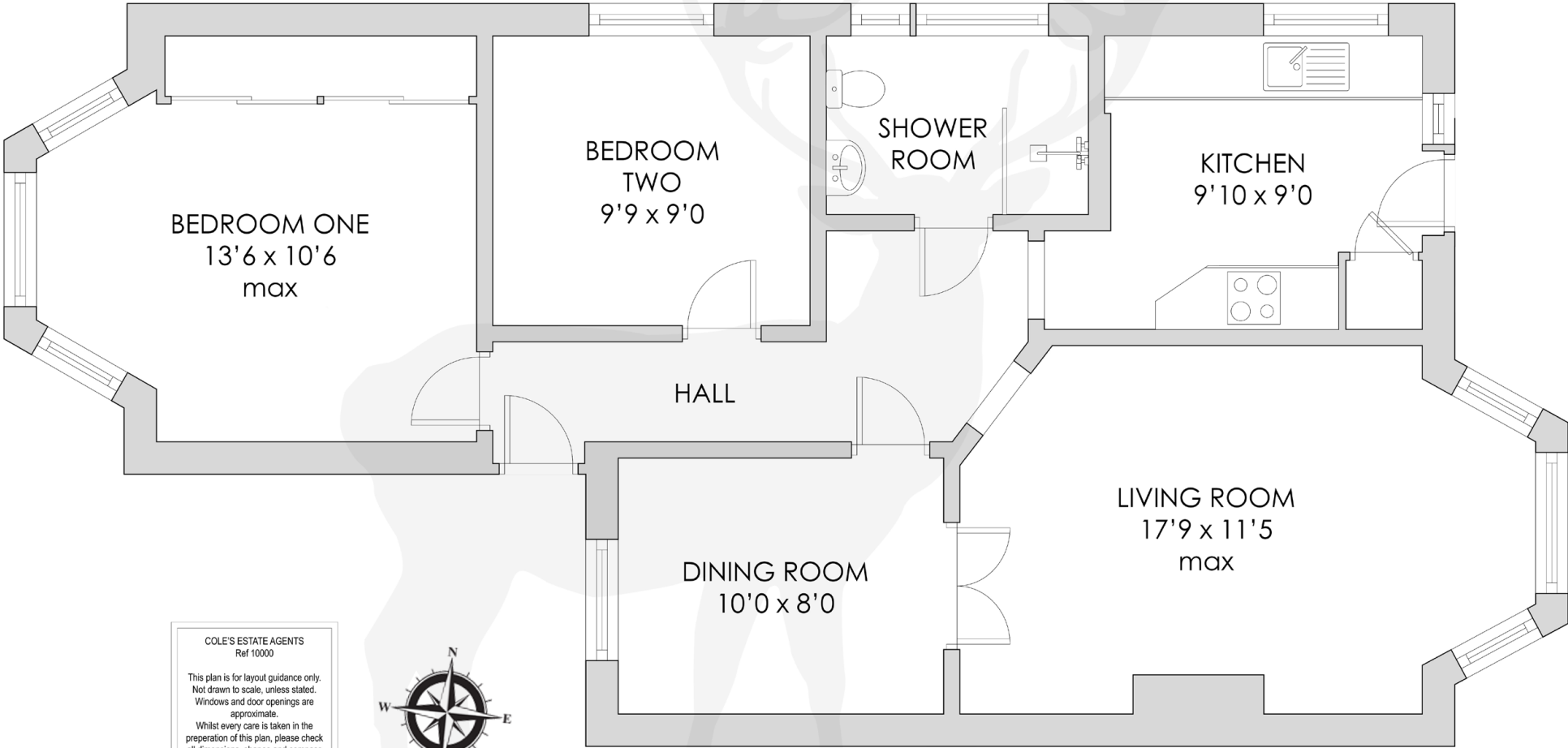


GARDEN WOOD ROAD
East Grinstead, West Sussex



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FLOOR PLANS

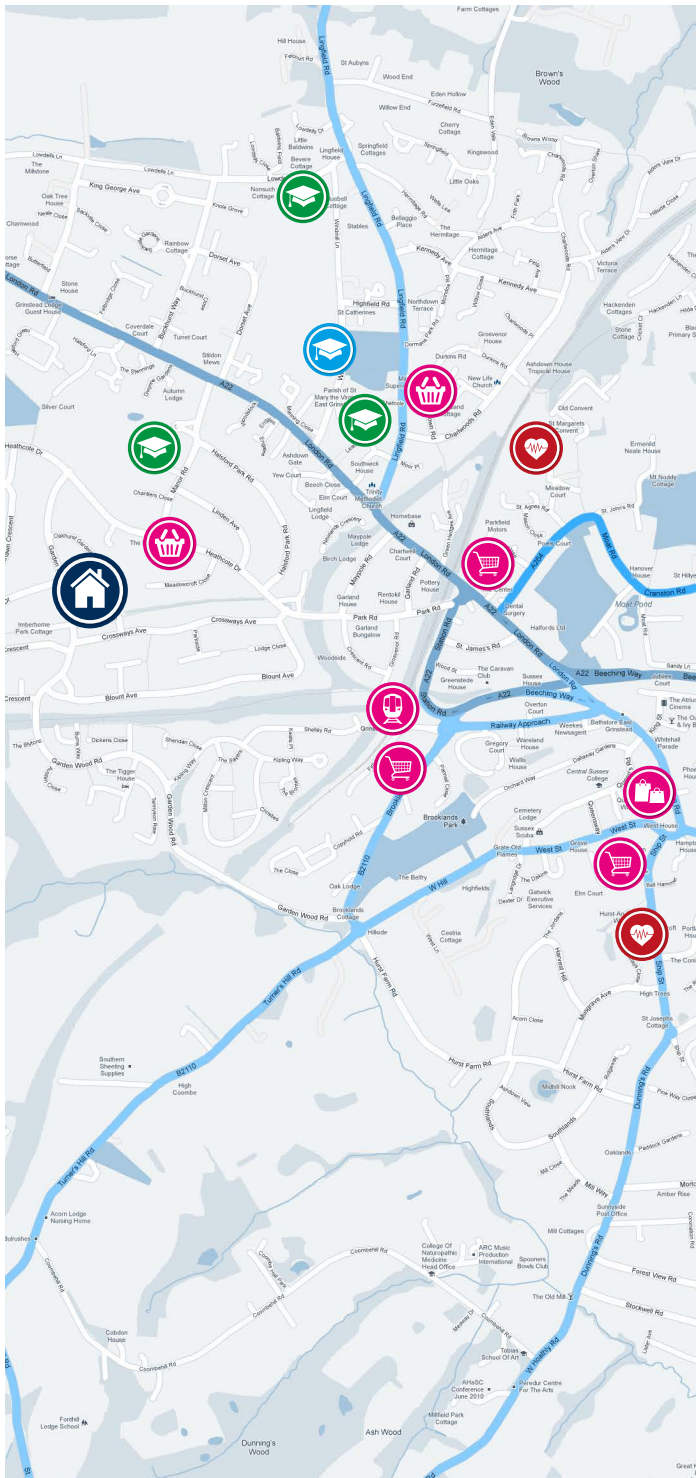


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Ref 10000

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.





GARDEN WOOD ROAD

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A semi detached bungalow in a sought after area within easy reach of the town centre and station offering well presented and versatile accommodation including entrance hall, living room with bay window, dining room/bedroom three, kitchen, two bedrooms and refitted shower room.

Outside the property benefits from large driveway, garage and secluded rear garden.

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

LOCATION

The property is situated in a sought after residential area within easy reach of local shops catering for everyday needs including post office and general store. Popular primary and secondary schools are both within a mile

The town centre is only 1.0 mile away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and three supermarkets. East Grinstead train station is 0.7 miles distant (on foot) and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 8.6 miles away whilst the M25 is 10 miles distant.

KEY INFORMATION

Internal Area	700 sq ft
Max Broadband	1,000 Mbps
Tenure	Freehold
EPC Rating	C - 69

Local Council	MID SUSSEX
Council Tax Band	D
Amount per annum	£2,152



2



1



2

Asking Price £485,000





ACCOMMODATION

The property is entered via a uPVC door to side with obscure leaded light double glazed panel, opening to:

ENTRANCE HALL Wooden laminate flooring, radiator, loft hatch with pull down loft ladder leading to spacious loft, ceiling roses, doors to all rooms.

LIVING ROOM Double glazed bay window to rear, feature gas fireplace with marble surround and hearth, radiator, television point, glazed double doors to:

DINING ROOM Double glazed leaded light window to front, radiator.

KITCHEN Range of wall and base units with contrasting work surfaces incorporating stainless steel sink and drainer with mixer hose, four ring gas hob with splashback, stainless steel cooker hood with extractor fan, built in oven and grill, space and plumbing for washing machine, space for fridge, larder cupboard, part tiled walls, cupboard housing wall mounted boiler, wooden laminate flooring, downlighters, dual aspect with double glazed windows to rear and side, patio door to rear.

BEDROOM ONE Double glazed leaded light bay window to front, radiator, range of fitted wardrobes with sliding mirror doors, hanging rails and shelving.

BEDROOM TWO Double glazed window to side, radiator.

SHOWER ROOM Suite comprising walk-in shower, low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, heated ladder towel rail, bathroom cabinet with mirror door and display shelving, two double glazed obscure windows to side.



OUTSIDE

FRONT GARDEN Brick paved driveway providing parking for several vehicles leading to garage, gate to side leading to rear garden, small lawn area with shrub border, outside light, brick paved pathway leading to front door.

GARAGE Barn style doors to front, door and window to side.

REAR GARDEN Brick paved patio area, lawn area, brick paved pathway leading to summerhouse, borders, raised gravel area, enclosed by fence panels and mature shrubs.





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