

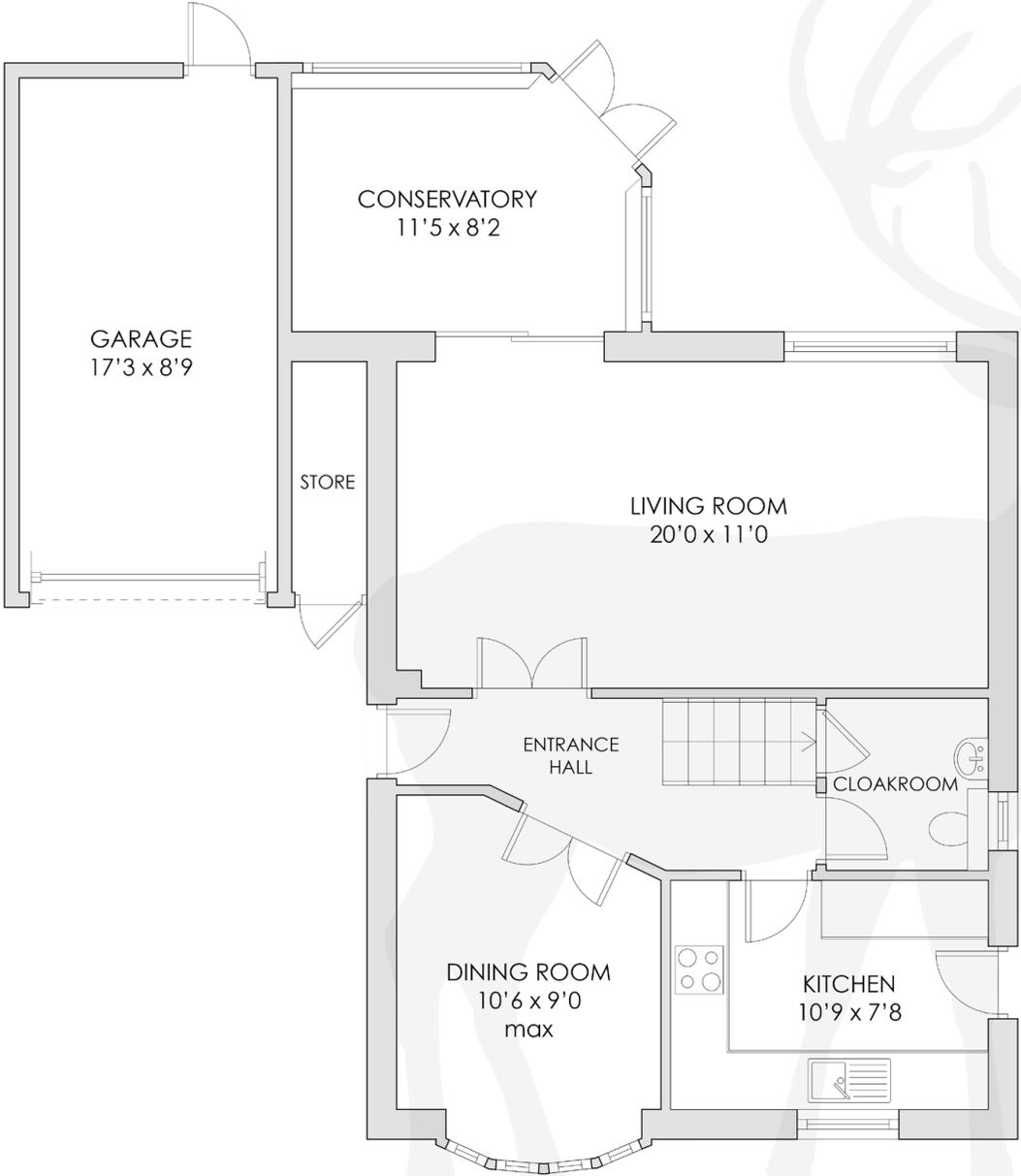


STEPHENSON DRIVE  
East Grinstead, West Sussex



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# FLOOR PLANS



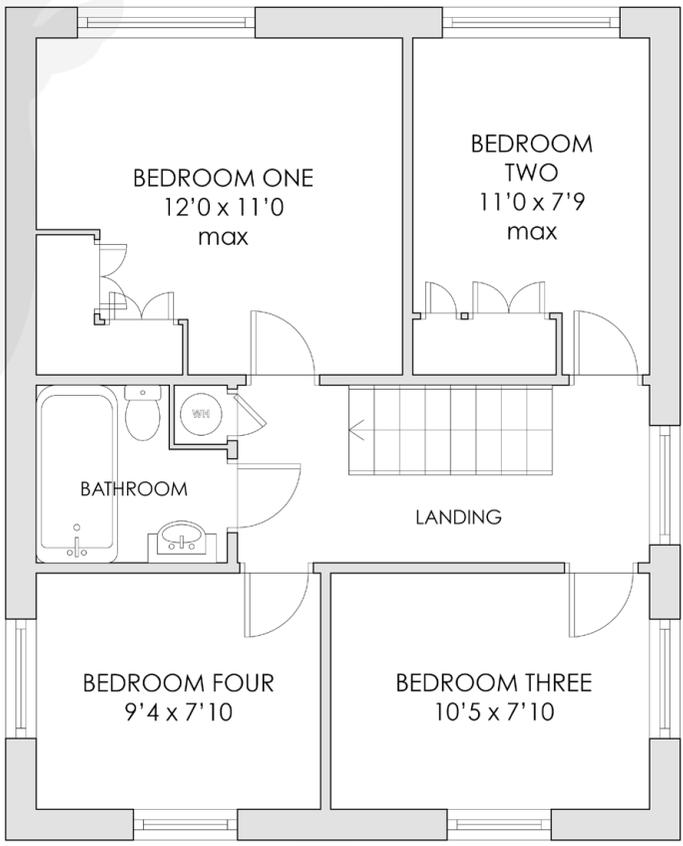
Ground Floor



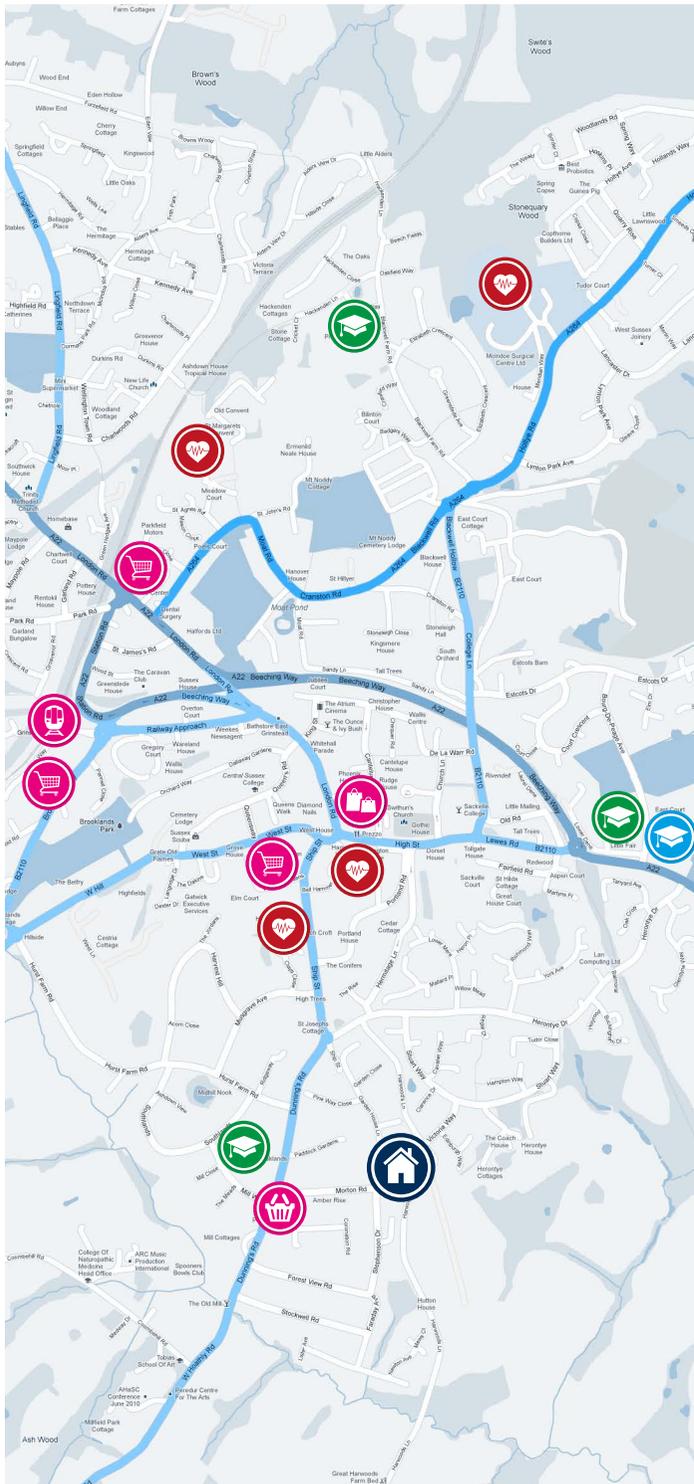
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This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are  
approximate.

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.



First Floor



# STEPHENSON DRIVE

## EAST GRINSTEAD, WEST SUSSEX

### PROPERTY DESCRIPTION

A detached family home in a popular residential area offering versatile and well presented accommodation. The ground floor comprises entrance hall, cloakroom, dining room, kitchen, large living room and conservatory. The first floor consists of four bedrooms and bathroom.

Outside the property benefits from driveway to front, garage and beautifully maintained south facing garden to rear.

Viewings are highly recommended to appreciate the accommodation on offer.

### LOCATION

The property is situated in a popular residential area on the southern outskirts of East Grinstead. A local shop is within walking distance and caters for everyday needs whilst local primary and secondary schools are within easy reach. 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 1.2 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria.

### KEY INFORMATION

Internal Area	1,070 sq ft
Max Broadband Speed	1,000 Mbps
Tenure	Freehold
EPC Rating	TBC
Local Council	MID SUSSEX
Council Tax Band	E
Amount per annum	£2,630



4



1



3

**Asking Price £599,950**





## ACCOMMODATION

The property is entered via composite door to side with double glazed panel, opening to:

**ENTRANCE HALL** Wooden parquet flooring, stairs to first floor, radiator, glazed double doors to living room and dining room, swing doors to kitchen, door to:

**CLOAKROOM** Low level WC with concealed cistern, wash hand basin, tiled flooring, understairs storage cupboard, double glazed window to side.

**LIVING ROOM** Double glazed Georgian style window to rear, double glazed sliding patio doors to rear, wooden parquet flooring, two radiators, gas fireplace, television point.

**CONSERVATORY** Exposed brick wall, double glazed windows to rear and side, patio doors to rear, wall lights, tiled flooring.

**DINING ROOM** Bay window to front with double glazed Georgian style windows, radiator.

**KITCHEN** Range of wall, base and display units with contrasting work surfaces incorporating sink and drainer with mixer tap, 4 ring electric hob, built in double oven and grill, integrated dishwasher, integrated fridge, washing machine, part tiled walls, under cupboard lighting, tiled flooring, dual aspect with double glazed Georgian style window to front and door to side.

First Floor

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

**BEDROOM ONE** Double glazed Georgian style window to rear with tiled sill, radiator, wall lights, fitted wardrobes with hanging rails and storage cupboards over.

**BEDROOM TWO** Double glazed Georgian style window to rear with tiled sill, radiator, fitted wardrobe with hanging rail, shelving and drawer units.

**BEDROOM THREE** Dual aspect with double glazed Georgian style windows to front and side with tiled sill, radiator.





**BEDROOM FOUR** Dual aspect with double glazed Georgian style windows to front and side with tiled sill, radiator.

**BATHROOM** Fitted suite comprising panel bath with mixer tap and electric shower over, low level WC, wash hand basin with vanity surround, mixer tap and storage cupboard under, heated ladder towel rail, tiled walls, tiled flooring, downlighters, obscure double glazed Georgian style window to side.

## OUTSIDE

**FRONT GARDEN** Brick paved driveway providing off road parking for two cars, lawn area with well maintained shrub borders, covered entrance vestibule, outside light, storage cupboard.

**GARAGE** Electric roller door to front, power and light, door to rear garden.

**REAR GARDEN** Beautifully landscaped, south facing rear garden with paved terrace area, lawn area, well maintained shrub and plant borders with stone pathway looping around the lawn area, water feature, garden shed, access to garage, enclosed by fence panels.

## VIEWINGS

Viewing by appointment with  
Cole's Estate Agents East Grinstead

**01342 324616**  
sales@colesestateagents.com







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