

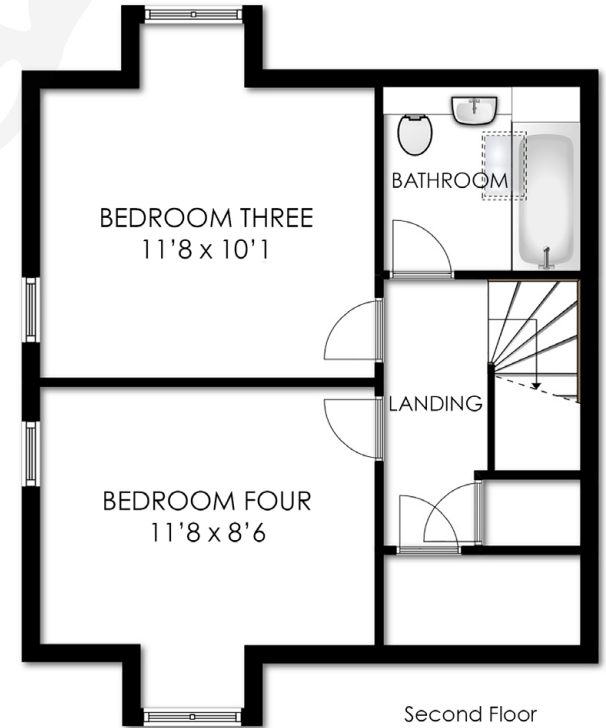
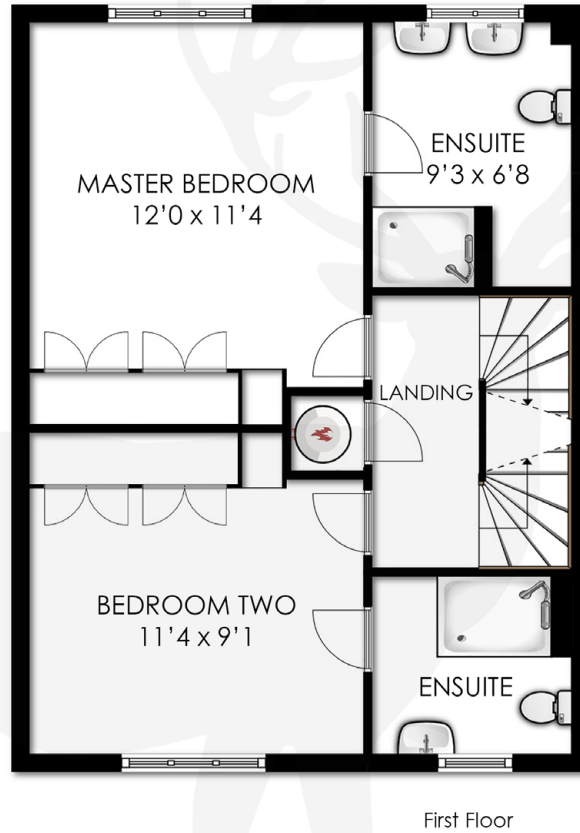
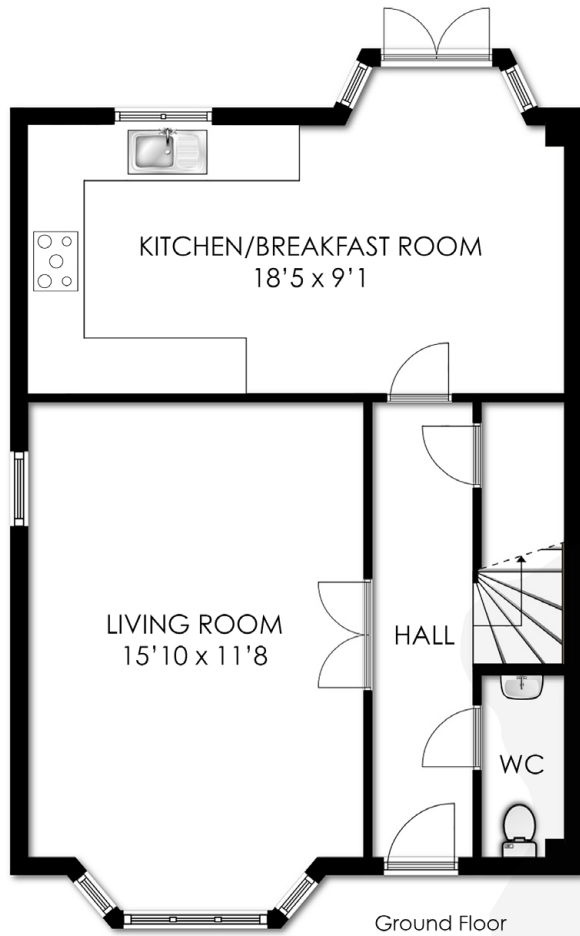


SURREY VIEW
East Grinstead, West Sussex



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FLOOR PLANS



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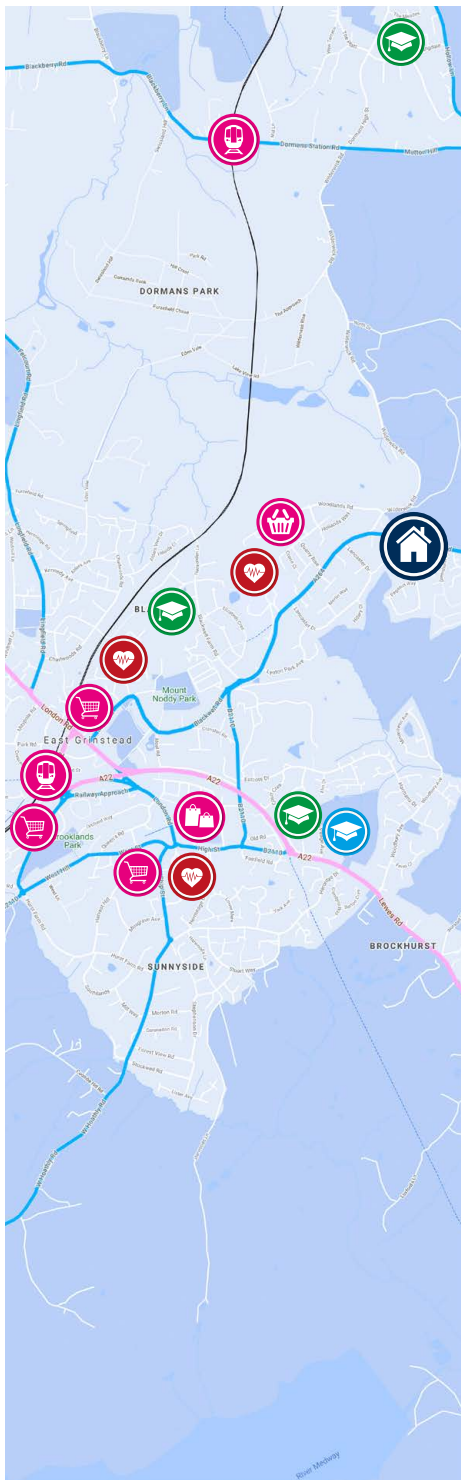
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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are approximate.

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.



SURREY VIEW

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A modern, executive semi-detached property in a quiet cul-de-sac offering a wealth of spacious accommodation built over three floors. The ground floor comprises entrance hall, cloakroom, spacious living room and large kitchen/breakfast room. The first floor consists of master bedroom with ensuite shower room and guest suite/bedroom two with ensuite shower room. The second floor has a further two double bedrooms and family bathroom.

Outside the property benefits from corner plot with driveway, garage and southerly facing garden to rear.

Viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

The property is situated in a sought after location on the Eastern outskirts of East Grinstead. Local primary and secondary schools are within easy reach. The town centre is a short drive away (1.7 miles) and offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets.

East Grinstead train station is 2.1 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria.

KEY INFORMATION

Internal Area	1,431 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	B - 84

Local Council	MID SUSSEX
Council Tax Band	E
Amount per annum	£2,431

Asking Price £580,000





ACCOMMODATION

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

ENTRANCE HALL Stairs to first floor, radiator, understairs storage cupboard, doors to kitchen and cloakroom, double doors to living room.

CLOAKROOM Low level wc, wash hand basin with mixer tap and tiled splashback, radiator, ceramic tiled flooring, extractor fan.

LIVING ROOM Double glazed bay window to front, feature fireplace with decorative surround, two radiators, television point, telephone point, satellite point.

KITCHEN/BREAKFAST ROOM Range of wall and base units with contrasting granite work surfaces and upstands incorporating inset sink with mixer tap, 5 ring gas hob with glass splashback, stainless steel and glass cooker hood with extractor fan, built in double oven and grill, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, ceramic tiled flooring, under cupboard lighting, downlighters, radiator, double glazed window and patio doors to rear.

First Floor

LANDING Cupboard housing hot water cylinder, radiator, stairs to second floor, doors to master bedroom and bedroom two.

MASTER BEDROOM Double glazed window to rear, fitted wardrobes with hanging rails, shelving, drawer units and mirror door, recessed shelving area, telephone point, radiator, door to:

ENSUITE SHOWER ROOM Fitted suite comprising tile enclosed double shower cubicle with power shower, low level wc, two pedestal wash hand basins with mixer taps and tiled splashbacks, heated ladder towel rail, extractor fan, downlighters, shaver point, obscure double glazed window to rear.

BEDROOM TWO Double glazed window to front, radiator, fitted wardrobes with hanging rails, shelving and mirror door, door to:

ENSUITE SHOWER ROOM Fitted suite comprising tile enclosed double shower cubicle with power shower, low level wc, pedestal wash hand basin with mixer tap and tiled splashback, heated ladder towel rail, extractor fan,





downlighters, shaver point, obscure double glazed window to front.

Second Floor

LANDING Overstairs airing cupboard with slatted shelving area, large storage cupboard, radiator, doors to bathroom and bedrooms three and four.

BEDROOM THREE Dual aspect with double glazed windows to rear and side, radiator, fitted wardrobes with hanging rails, shelving and mirror door.

BEDROOM FOUR Dual aspect with double glazed windows to front and side, radiator, fitted wardrobes with hanging rails and shelving.

BATHROOM Fitted suite comprising panel bath with mixer tap and shower attachment over, vanity top with inset wash hand basin with mixer tap, storage cupboards and low level wc with concealed cistern, radiator, part tiled walls, downlighters, shaver point, extractor fan, Keylite double glazed window to rear.

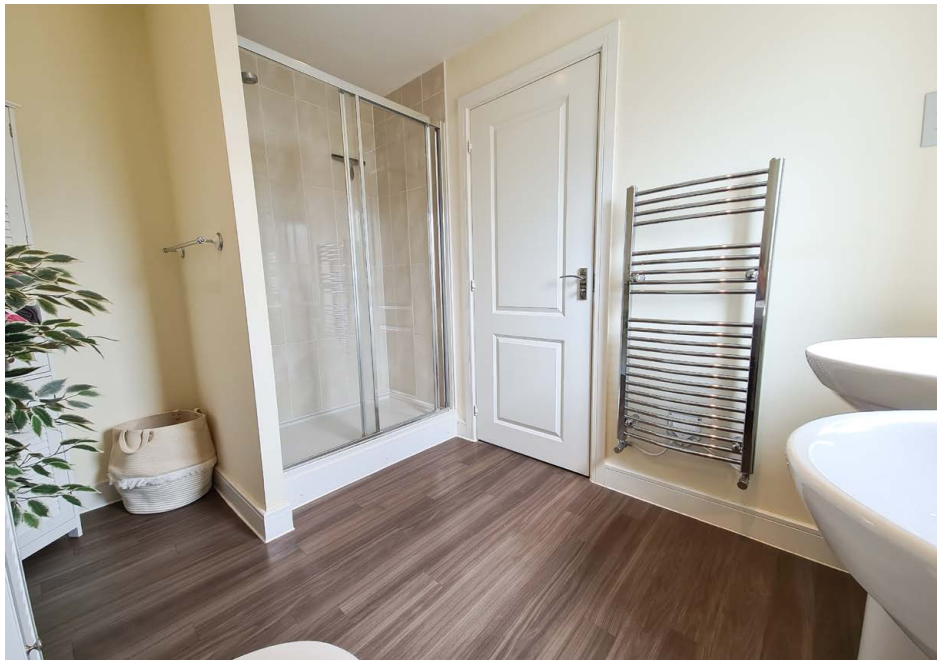
OUTSIDE

FRONT GARDEN Lawn area, paved pathway leading to front door with covered entrance vestibule and outside light, tarmac driveway for two cars leading to:

REAR GARDEN Large decking area, paved patio area, paved pathway and steps down leading to garage door and further patio area, lawn area with shrub borders, enclosed by brick wall and fence panels.

GARAGE Electric roller door to front, pitched roof storage area. Parking area to front.







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