



**Cranston Road, East Grinstead**

**Guide Price £850,000 – £900,000**

**MANSELL  
McTAGGART**  
Trusted since 1947

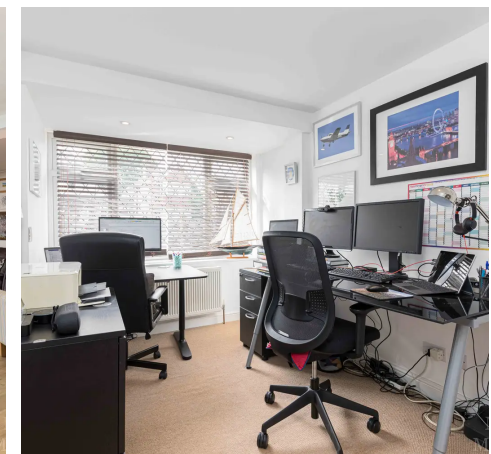
# Cranston Road

East Grinstead, West Sussex

This stunning four bedroom, detached family home, offers 1908sq ft of versatile living accommodation arranged over two floors. This contemporary and extended home sits within a sought after area of East Grinstead and is within close proximity of the town centre and local schools.

The accommodation briefly comprises: storm porch; reception hall with under stair storage and bespoke storage cupboard; playroom with a window to the front aspect and doors to the living room; formal living room with feature log burning stove; dedicated study with a window to the front aspect; open plan kitchen/dining room with a range of wall and base level units, sink and drainer, wine fridge, integrated appliances, space for a range-style cooker, exposed beams, skylights and French doors leading to the rear garden; separate utility room with wall and base level units, sink and drainer with a low-level WC completes the ground floor.

The first floor comprises of a vaulted landing leading to the master bedroom overlooking the rear garden with bespoke fitted wardrobes and ensuite complete with low-level WC, wash hand basin and double shower; double guest bedroom with a window to the front aspect; two further double guest bedrooms outlooking to the front; family bathroom with low-level WC, wash hand basin and a bath with mixer taps and an overhead shower concludes the accommodation.





## Cranston Road

East Grinstead, West Sussex

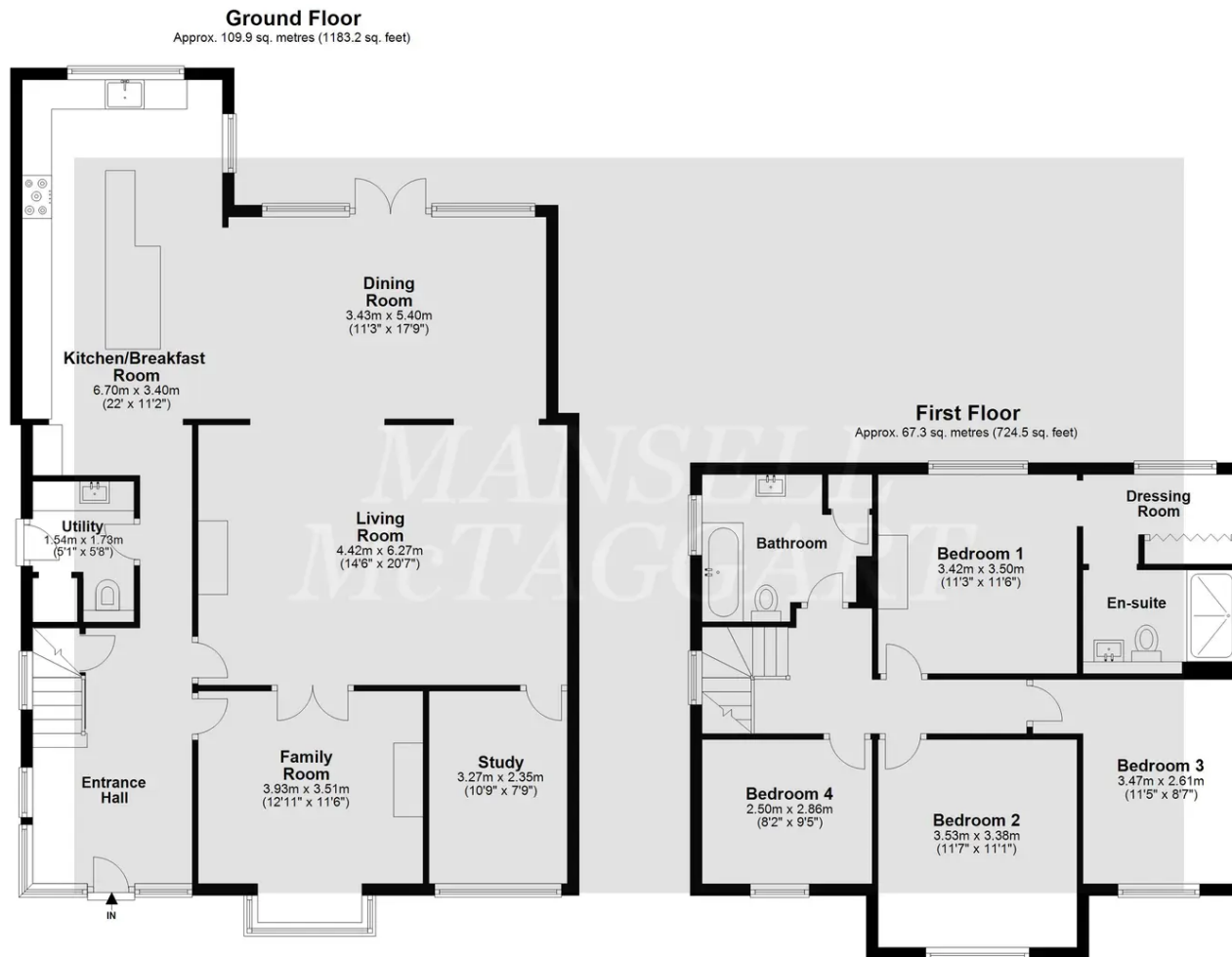
Externally, the property further benefits from an extensive driveway with in-and-out gated access. The approximately 200ft secluded rear garden is mostly laid to an expanse of lawn with a spacious area of decking abutting the property with a separate patio area with power and outdoor lighting throughout. The garden is flanked by tall hedging creating a very private outdoor space.

Council Tax band: F

Tenure: Freehold

- Detached family home
- Four double bedrooms
- Modernised throughout
- Recently extended
- Extensive rear garden
- Dedicated study and utility room
- Driveway parking for several vehicles
- Close proximity to local schools
- Walking distance to town centre and mainline station
- Planning permission granted for loft extension





Total area: approx. 177.2 sq. metres (1907.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.