



Woodbury Avenue, East Grinstead

Offers in Region of £450,000

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Woodbury Avenue

East Grinstead, East Grinstead

A fantastic opportunity to acquire this beautiful three bedroom semi-detached family home. Ideally situated within a sought after area of East Grinstead, this property offers versatile living space as well as a secluded and mature rear garden.

The accommodation briefly comprises: entrance porch with useful storage cupboard; downstairs cloakroom with low-level WC and wash hand basin; living room with a feature gas fire, storage cupboard and a view to the front aspect; recently modernised kitchen/dining room with a range of wall and base level units, sink and drainer, under floor heating, double ovens, dishwasher, induction hob with overhead extractor, wine fridge and French doors leading to the rear garden completes the ground floor.

The first floor comprises: spacious landing with access to the loft space above as well as a handy airing cupboard; master bedroom with bespoke wardrobes and ensuite complete with low-level WC, wash hand basin and shower suite; the two further guest bedrooms both overlook the rear garden and have been utilised as one room by simply removing the stud wall, this can easily be replaced to return the third bedroom; family bathroom with low-level WC, wash hand basin and a bath with mixer taps concludes the accommodation.

Externally, the property further benefits from driveway parking and a well-tended frontage that leads to the integral garage. The garage has rear access, electric up and over door, power and lighting. The secluded rear garden is mostly laid to lawn with a patio abutting the rear of the property as well as several borders of mature trees, shrubs and flowering plants. The current owner also installed an external home office/studio space.





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Council Tax band: D

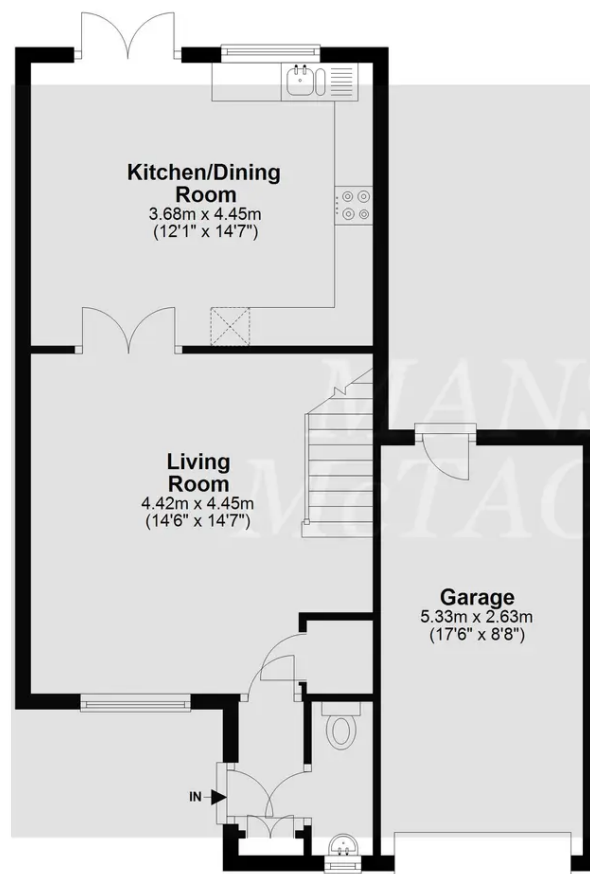
Tenure: Freehold

- Semi-detached family home
- Master bedroom with ensuite
- Open plan kitchen/dining room
- Sought after location
- 825sq ft of accommodation
- Integral garage
- Driveway parking
- Mature rear garden
- Short walk to town centre
- Close proximity to local schools



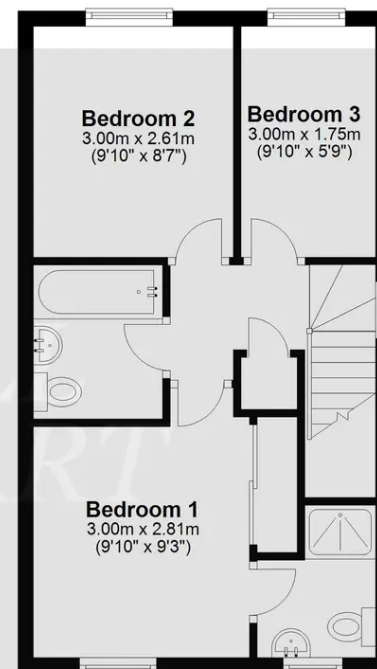
Ground Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 91.2 sq. metres (982.1 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.

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