



Charlwoods Road, East Grinstead

Offers in Region of £700,000

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# Charlwoods Road

## East Grinstead

A well presented and extended, five bedroom detached family home which has been modernised over the years by the current owners. Located within a sought after area and provides easy access to East Grinstead town centre; train station and local schools. This 1,845 sq ft family home offers versatile living space with an option to split the property if an annexe is required.

The accommodation briefly comprises: entrance hall with a separate coat & shoe room with a radiator as well as a separate under stair cupboard; fitted kitchen with a range of wall and base level units, induction hob, double electric oven and space for further integrated appliances and a door leading to the rear; a vast, dual aspect, 24ft long living room with French doors to the rear garden; dining room additional storage and patio doors leading to the rear; downstairs cloakroom with low-level WC and wash basin; modern fitted utility room with wall and base level units including a sink and drainer, induction hob and electric fan oven completes the ground floor.

The first floor can be accessed via one of the two staircases to lead you into an open and airy landing with access to loft space above; dual aspect master bedroom with access to the loft above as well as an ensuite shower room with low-level WC and wash hand basin and corner shower suite; double guest bedroom with fitted wardrobes; further two doubles with front aspect views; single bedroom with views to the front; family bathroom with low-level WC, wash hand basin, bath with overhead shower and heated towel rail concludes the accommodation.







## Charlwoods Road

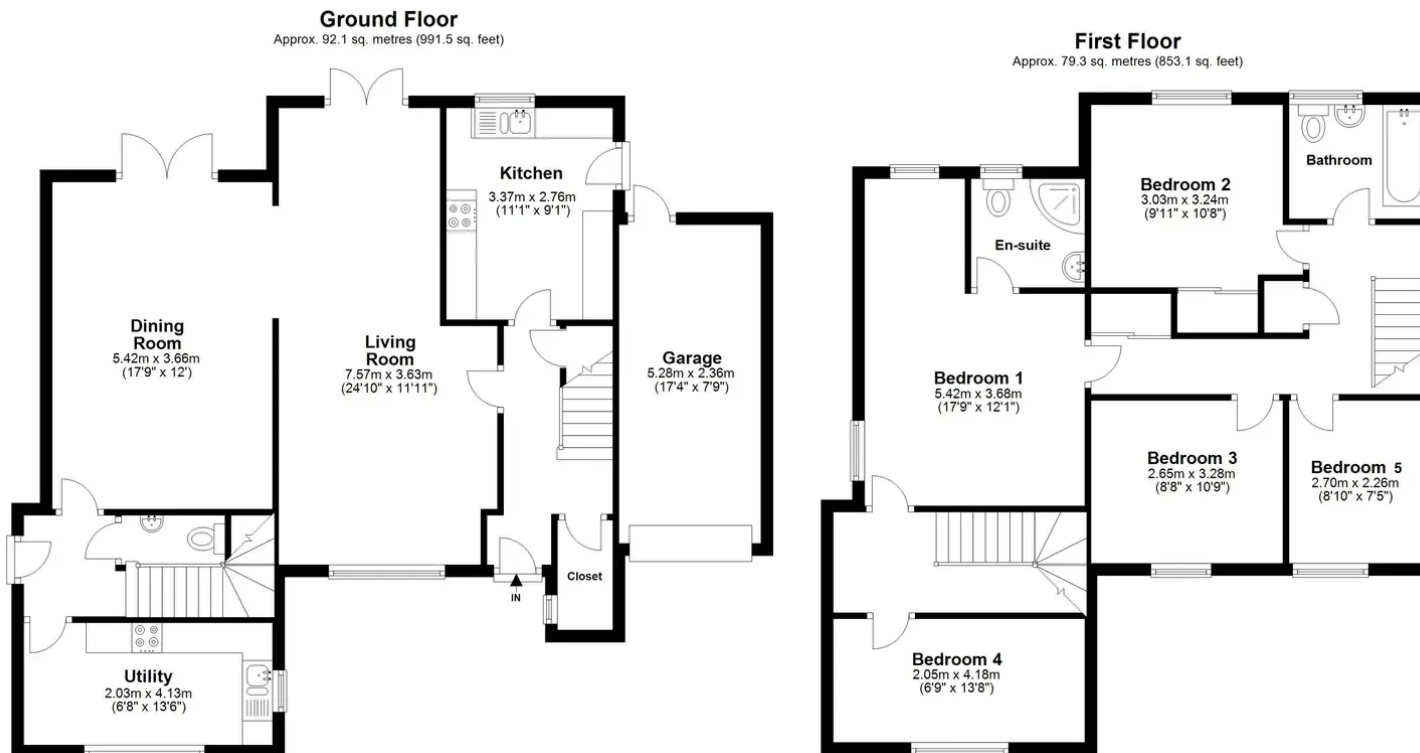
Externally, the property benefits from driveway parking for multiple vehicles; access to the single garage with up and over door. Gated side access leads to the secluded Westerly facing rear garden which is mainly laid to lawn with a patio area abutting the rear of the property. The garden is flanked by a raised border including a variety of mature trees, shrubs and flowering plants.

Council Tax band: E

Tenure: Freehold

- Detached family home
- Five bedrooms
- 1845 sq ft of accommodation
- 24ft living room
- Extended
- En suite to master bedroom
- Single garage
- Driveway parking for 3/4 cars
- West facing rear garden
- Walking distance to East Grinstead train station





Total area: approx. 171.4 sq. metres (1844.7 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

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