



Hermitage Road, East Grinstead

Offers in Region of £450,000

**MANSELL
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A well presented and extended semi detached family home, which is situated within walking distance to East Grinstead town centre and mainline train station. This three bedroom property offers a versatile living space over two floors totalling 815 Sq ft and a substantial private rear garden.

The living accommodation briefly comprises: entrance hall; family bathroom with a WC, wash hand basin and bath with overhead shower; spacious living room with front aspect views; kitchen/dining room which has a fitted kitchen with a range of wall and base level units, integrated appliances and space for a 6 seater dining room table. Utility room with a space for a washing machine/dryer and back door access to the garden completes the ground floor.

The first floor consists of a landing with loft hatch access to the partially boarded loft; master bedroom with a built in wardrobe and dual aspect views; double guest bedroom with space for free standing furniture. A single bedroom with a built in wardrobe concludes the living accommodation.

The property benefits from driveway parking for two cars. Gated side access leads to the substantial private rear garden, mainly laid to lawn with a patio seating area abutting the rear of the property. Various mature trees, hedges, shrubs and plants provide a high level of privacy.





Hermitage Road

East Grinstead

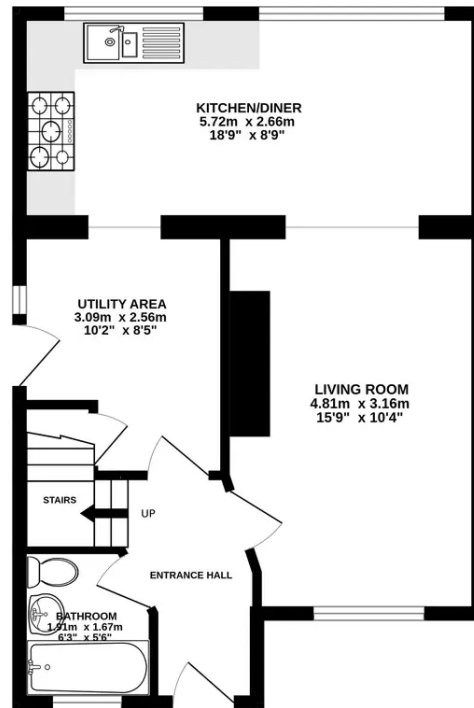
Council Tax band: D

Tenure: Freehold

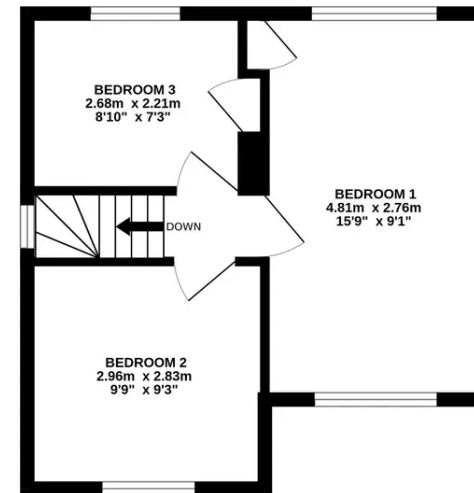
- Semi detached family home
- Three bedrooms
- 815 Sq ft of living space
- Utility room
- Extended kitchen/dining room
- Private large rear garden
- Driveway parking
- Walking distance to East Grinstead town centre and mainline train station
- Short walk to local schools



GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.



1ST FLOOR
30.6 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 75.8 sq.m. (815 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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