



Estcots Drive, East Grinstead

Guide price £425,000 – £450,000

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# Estcots Drive

## East Grinstead

A fantastic opportunity to acquire a four bedroom, detached family home set within the ever popular Worsted Farm Estate. This property would highly benefit from modernisation throughout with the added benefit of future extension potential (STPP).

The accommodation briefly comprises: reception hall leading to the downstairs cloakroom with low-level WC and wash hand basin; spacious living/dining room with a bay window to the front aspect, under stair storage cupboard and French doors leading into the sun room at the rear; fitted kitchen with a range of wall and base level units, sink and drainer, 4-ring electric hob and eye-level oven and a view to the side aspect; useful utility room with a door leading to the rear garden completes the ground floor.

The first floor comprises: master bedroom with a view overlooking the rear garden; double guest bedroom with a view to the front aspect; two further guest bedrooms outlook to the front and side aspect alike; family bathroom with a low-level WC, wash hand basin, bath with mixer taps and an overhead shower concludes the accommodation.







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Externally, the property further benefits from driveway parking leading to the attached single garage with up and over door. The secluded and enclosed rear garden is mostly laid to lawn with a patio area abutting the rear of the property.

Council Tax band: E

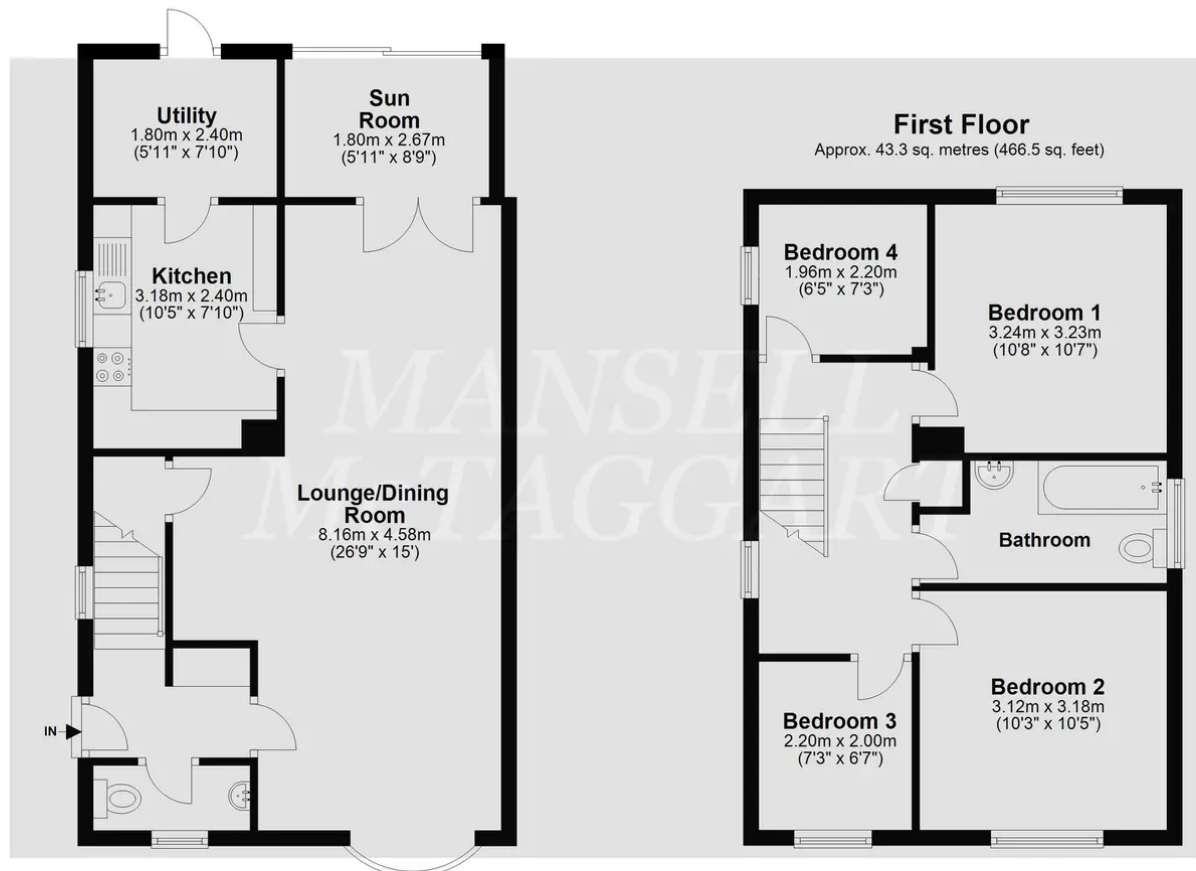
Tenure: Freehold

- Detached family home
- Four bedrooms
- Open plan living/dining room
- Over 1000sq ft of accommodation
- Ideal project
- Large rear garden
- Single garage
- Driveway parking
- Close proximity to town centre and mainline station
- Walking distance to local schools



## Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



Total area: approx. 99.1 sq. metres (1066.9 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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