



Shelley Road, East Grinstead

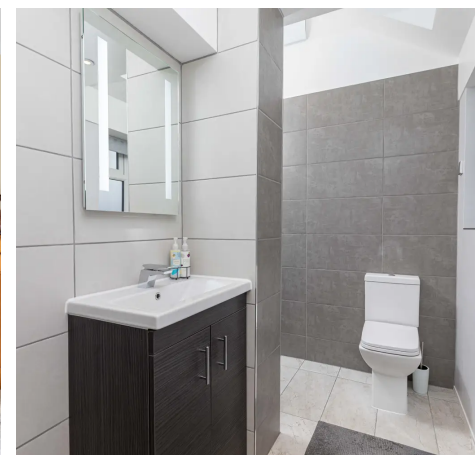
Guide Price £650,000 – £675,000

**MANSELL
McTAGGART**
Trusted since 1947

A well presented and extended, three bedroom link detached family home which is situated on a larger than average plot. Well situated on the ever popular Garden Wood estate, this property offers versatile living space throughout totalling 1,376 Sq ft, and benefits from a generously proportioned corner plot, plus the potential to extend the property further (STPP).

The living accommodation briefly comprises: entrance hall with an understairs cupboard and a large storage cupboard; modern shower room with a WC, wash hand basin inset vanity unit and heated towel rail; 26 ft living room with views over open green and French doors to the rear garden; utility room with door access into the garage. An extended and modern fitted kitchen/dining room with a range of wall and base level units, three AEG ovens, AEG warming drawer, boiling water tap, Filtered water tap, full length fridge, full length freezer, dishwasher, 4 ring AEG induction hob with a Smeg downdraft extractor fan, electric underfloor heating, roof lantern and Bi-fold doors to the rear garden.

The first floor consists of a landing with a storage cupboard and loft ladder access to the boarded loft; master bedroom with rear aspect views; double guest bedroom with views over the worth way and fields; family bathroom with a WC, wash hand basin, heated towel rail and bath with overhead shower. A further generous single bedroom completes the living accommodation.





Externally there is driveway parking for two cars and access to the single garage with an electric roll-up door. The wrap-around garden is mainly laid to lawn with a variety of shrubs and planting, whilst mature trees and hedging provide a level of seclusion and privacy. A composite decked seating area abuts the rear of the property and another composite decked and raised seating area, provides options for areas to enjoy the garden. Finally, the property further benefits from an insulated garden room/office which has power and light and a garden shed which also benefits from power and light.

Council Tax band: E

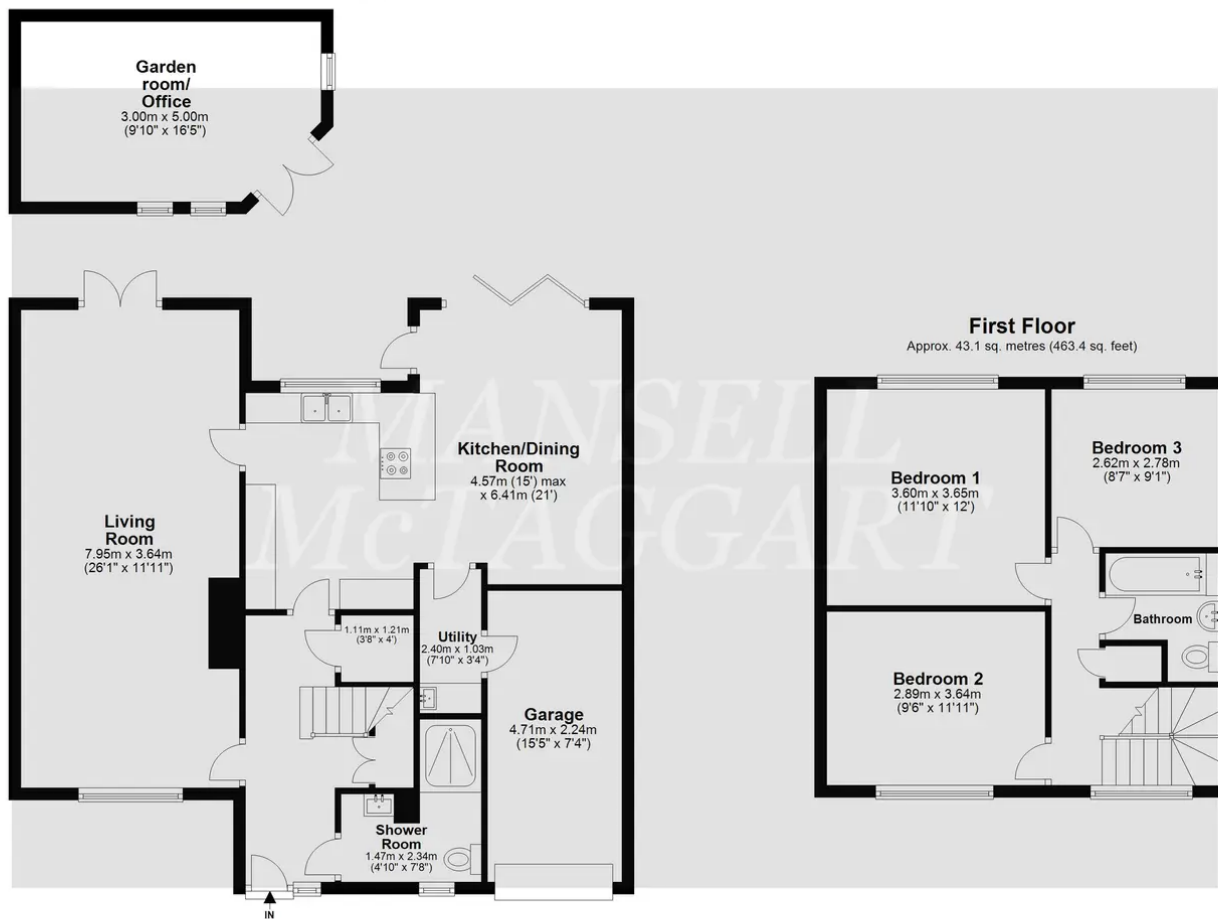
Tenure: Freehold

- Detached family home
- Three bedrooms
- 1,376 Sq ft of versatile living space
- Extended and modernised
- Driveway parking
- Insulated Garden Room/Office
- Single garage with electric roll up door
- Walking distance to East Grinstead town centre and mainline train station
- Short walk to local schools
- Larger than average plot with scope to extend STPP



Ground Floor

Main area: approx. 84.8 sq. metres (912.3 sq. feet)
Plus outbuildings, approx. 14.1 sq. metres (151.9 sq. feet)



Main area: Approx. 127.8 sq. metres (1375.7 sq. feet)

Plus outbuildings, approx. 14.1 sq. metres (151.9 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

Mansell McTaggart Ltd, 52 London Road - RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

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.