



**Barton Crescent, East Grinstead**

Guide Price **£550,000 – £575,000**

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# Barton Crescent

## East Grinstead

This beautiful four bedroom, detached family home is situated within a sought after cul-de-sac just a stones throw from East Grinstead town centre. This spacious property has been extended over the years and sits within a generous plot offering a versatile living space within close proximity of local schools and the train station.

The accommodation briefly comprises: storm porch; reception hallway; fitted kitchen/breakfast room with a range of wall and base level units, sink and drainer, integrated appliances; 4-ring gas hob with extractor hood; breakfast bar and a window to the front aspect; downstairs cloakroom with low-level WC and wash hand basin; living room with sliding doors leading to the conservatory; conservatory with French doors leading to the rear garden; dining room with a view of the garden; versatile study area completes the ground floor.

The first floor comprises: master bedroom with fitted wardrobes and a view to the front aspect; double guest bedroom with fitted wardrobes and outlooks over the rear garden; two further guest bedrooms with a view to the front and rear aspect respectively; re-fitted family bathroom with a low-level WC, wash hand basin with vanity; bath with mixer taps and a corner shower suite concludes the accommodation.







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Externally, the property further benefits from driveway parking and leads to the integral single garage with an up and over door. The secluded rear garden is accessed via a side entrance gate and is mostly laid to lawn with a patio abutting the rear of the property.

Council Tax band: E

Tenure: Freehold

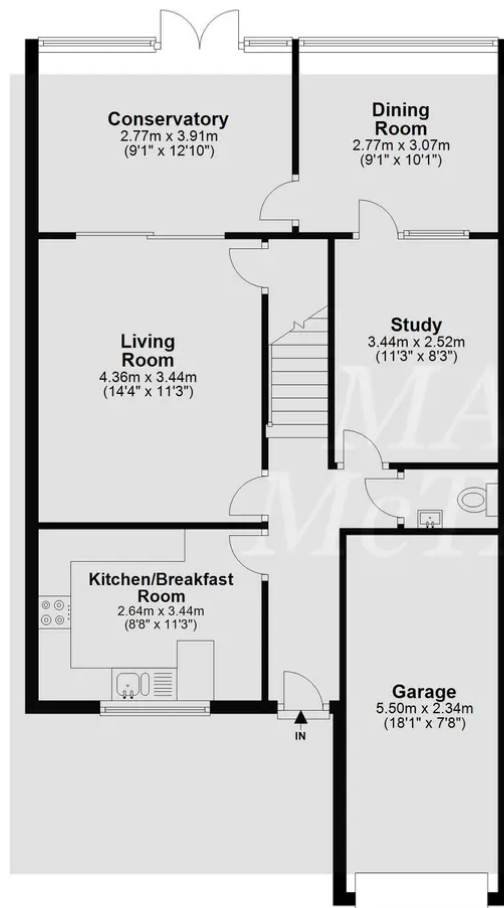
- Detached family home
- Four bedrooms
- Cul-de-sac location
- Modern bathroom and cloakroom
- Nearing 1400sq ft of accommodation
- Secluded rear garden
- Driveway parking
- Integral garage
- Walking distance to local schools
- Close proximity to town centre





### Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



### First Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



Total area: approx. 128.5 sq. metres (1383.1 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.

## Mansell McTaggart East Grinstead

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