



Dorset Avenue, East Grinstead

Guide Price £450,000 – £475,000

**MANSELL
McTAGGART**
Trusted since 1947

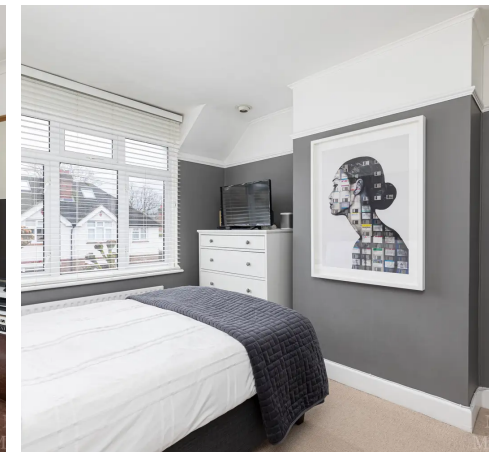
East Grinstead

A well presented and extended three bedroom semi detached family home, which is ideally situated within walking distance to local schools and East Grinstead town centre and mainline train station. The property offers versatile living space arranged over two floors and totalling 810 Sq ft.

The living accommodation briefly comprises; storm porch; entrance hall with under stairs cupboard; living room with an open fireplace; kitchen/dining room with a range of wall and base level units, dishwasher, washing machine, space for further appliances and a door to the rear garden, concludes the ground floor.

The first floor consists of a spacious landing with an airing cupboard and loft hatch access to the partially boarded loft; master bedroom with fitted wardrobes; double guest bedroom with views overlooking the rear garden; family bathroom with WC, wash hand basin, heated towel rail and a bath with mixer taps; single bedroom with front aspect views completes the living accommodation.

Externally, there is driveway parking and plenty of on-street parking if needed. Gated side access leads to the rear garden that is mostly laid to lawn with a patio seating area abutting the rear of the property. A variety of mature trees, hedges, shrubs and plants provide a high level of seclusion and privacy. There is also an insulated home office cabin and a garden shed.





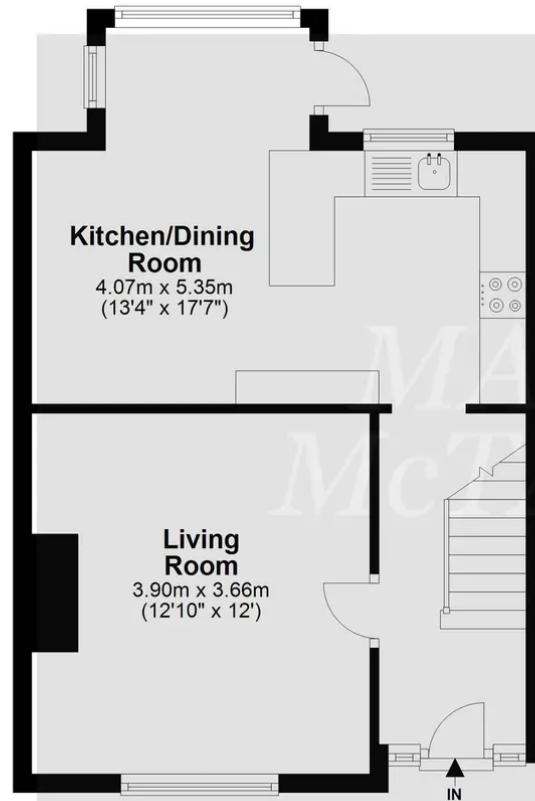
East Grinstead

- Semi detached family home
- Three bedrooms
- Well presented throughout
- Scope to extend and convert the loft STPP
- Kitchen/dining room
- Driveway parking
- Large private rear garden
- Outside office
- Short walk to local schools
- Walking distance to East Grinstead town centre and mainline train station



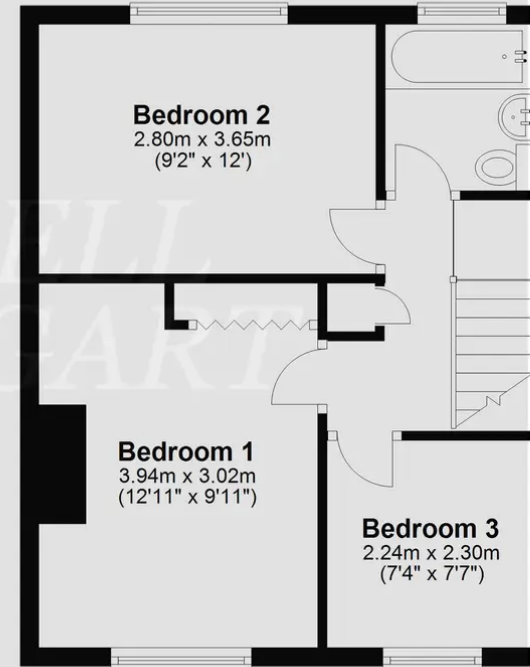
Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 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

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.