



The Dell, East Grinstead

Guide Price £390,000 – £400,000

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The Dell

East Grinstead

A well presented and spacious, three bedroom family home ideally located in the ever popular Worsted Farm estate. Ideal for variety of buyers, this property is situated within close proximity of East Grinstead town centre, local schooling and mainline train station.

The accommodation briefly comprises: reception hall; downstairs cloakroom with a low-level WC, wash hand basin and a window to the front aspect; living/dining room with a view to the front aspect; modern fitted kitchen with a range of wall and base level units, sink and drainer, electric hob with fan oven and an overhead extractor; built-in appliances; integrated breakfast bar and French doors leading to the rear garden completes the ground floor.

The first floor briefly comprises: master bedroom with bespoke fitted wardrobes and a view overlooking the surrounding woodland; double guest bedroom with a view to the front aspect; single guest bedroom that outlooks to the front; spacious landing with a storage cupboard and access to the loft above; family bathroom with a low-level WC, wash hand basin and a P-shaped bath with mixer taps, overhead shower and glass screening concludes the accommodation.





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Externally, the property further benefits from driveway parking leading to the single garage with up and over door. The properties secluded rear garden is mostly laid to lawn with a patio area abutting the property. This property enjoys a rural outlook onto woodland and the surrounding farmland.

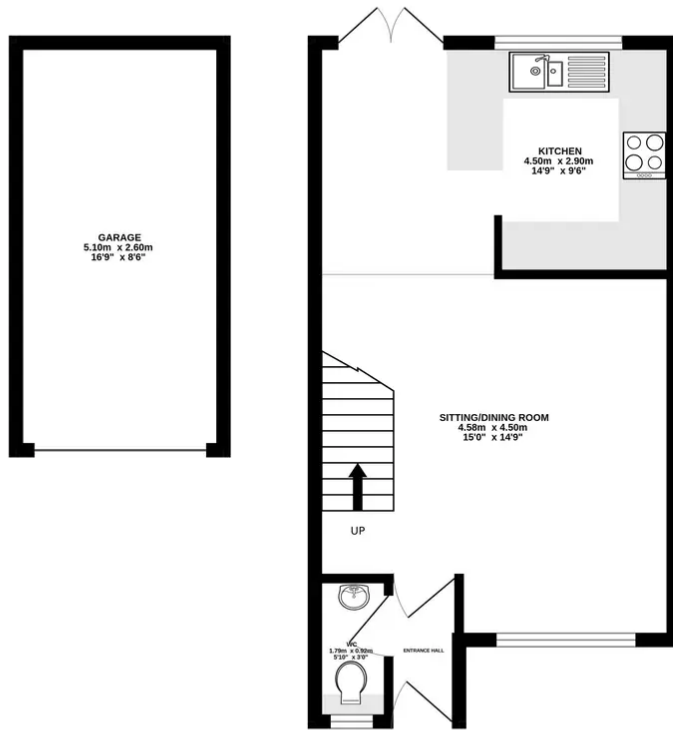
Council Tax band: D

Tenure: Freehold

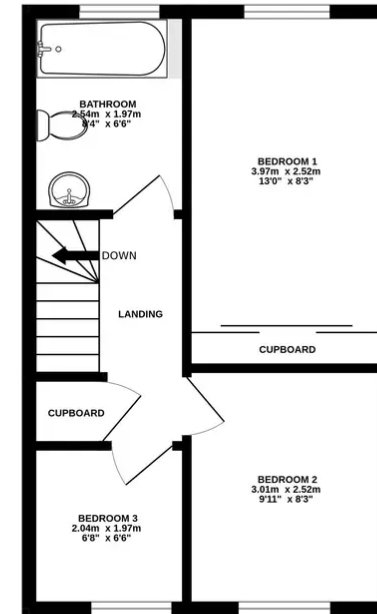
- Three bedrooms
- Sought after location
- Modern throughout
- Recently upgraded
- Secluded rear garden
- Versatile living accommodation
- Driveway parking
- Single garage
- Walking distance to local schools
- Close proximity to town centre and mainline train station



GROUND FLOOR
48.6 sq.m. (524 sq.ft.) approx.



1ST FLOOR
33.6 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA : 82.2 sq.m. (885 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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