



## Paddock Gardens, East Grinstead

Offers in Region of **£650,000**

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# Paddock Gardens

## East Grinstead

This detached, three bedroom, bungalow is ideally situated within a sought after cul-de-sac just a short walk to town centre and the mainline train station alike. This versatile property enjoys scenic views of the surrounding rural landscape with scope to extend subject to the necessary planning permissions.

The accommodation briefly comprises: storm porch; reception hall with access to the loft space above and several storage cupboards; central dining room; dual aspect living room with far reaching views, feature fireplace and French doors leading to the side; open plan kitchen/breakfast room with a range of wall and base level units, sink and drainer, 4-ring hob with extractor, double ovens, skylight and a door leading to the rear garden; dual aspect master bedroom with a feature bay window overlooking over the surrounding rural landscape; double guest bedroom with a view of the rear garden as well as bespoke fitted wardrobes; small double guest bedroom with a view to the front aspect; family bathroom with a low-level WC, wash hand basin, bath with mixer taps and a separate corner shower suite concludes the accommodation.





## Paddock Gardens

East Grinstead, East Grinstead

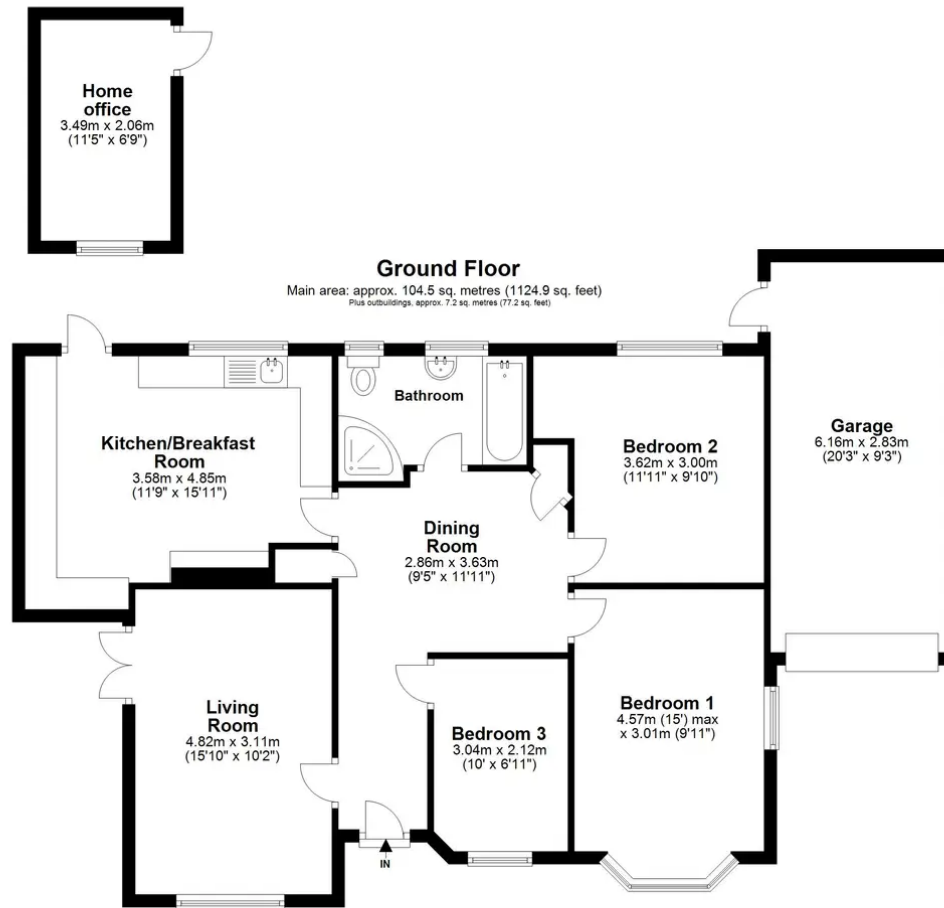
Externally, the property further benefits from driveway parking for two cars leading to the attached garage with electric roller door and a rear access. There is also a generous frontage with a shingle base that could provide further parking. The secluded rear garden is mostly laid out lawn with steps leading up from the patio area abutting the rear of the property. The current owners have also built a custom studio that is currently utilised as a bar.

Council Tax band: E

Tenure: Freehold

- Detached bungalow
- Sought after location!
- Three bedrooms
- Potential to extend
- Far-reaching views
- Secluded rear garden
- Driveway parking
- Single garage
- Close proximity to local schools
- Walking distance to town centre





Main area: Approx. 104.5 sq. metres (1124.9 sq. feet)  
Plus outbuildings, approx. 7.2 sq. metres (77.2 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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