



**35 Mallard Place, East Grinstead**

Guide Price **£460,000 – £470,000**

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## Mallard Place

A well-presented and spacious, three bedroom semi detached family home situated on the ever popular Herontye estate. Much improved and updated by the current owners, this versatile property offers generous living space throughout and is ideally located within close proximity to the town centre, train station and local schools.

The accommodation briefly comprises: stairs leading to storm porch; entrance hall with access to a cloakroom with low-level WC and wash hand basin; living room with feature French doors to the large conservatory; fitted kitchen/dining room with a range of wall & base level units, induction hob with electric fan oven, fridge/freezer, dishwasher in addition to a breakfast bar, and a feature bay window to the front aspect. On the first floor there is a spacious master bedroom with fitted wardrobes and a view to the front aspect; double guest bedroom, smaller guest bedroom outlooking to the rear garden with a fitted wardrobe; family bathroom with low-level WC, wash hand basin, bath with overhead shower concludes the accommodation. Externally, the property further benefits from driveway parking leading to the single garage with roller door.

The attractive rear garden is mainly laid to lawn with a large patio area perfect for entertaining guests, abutting the rear of the property.





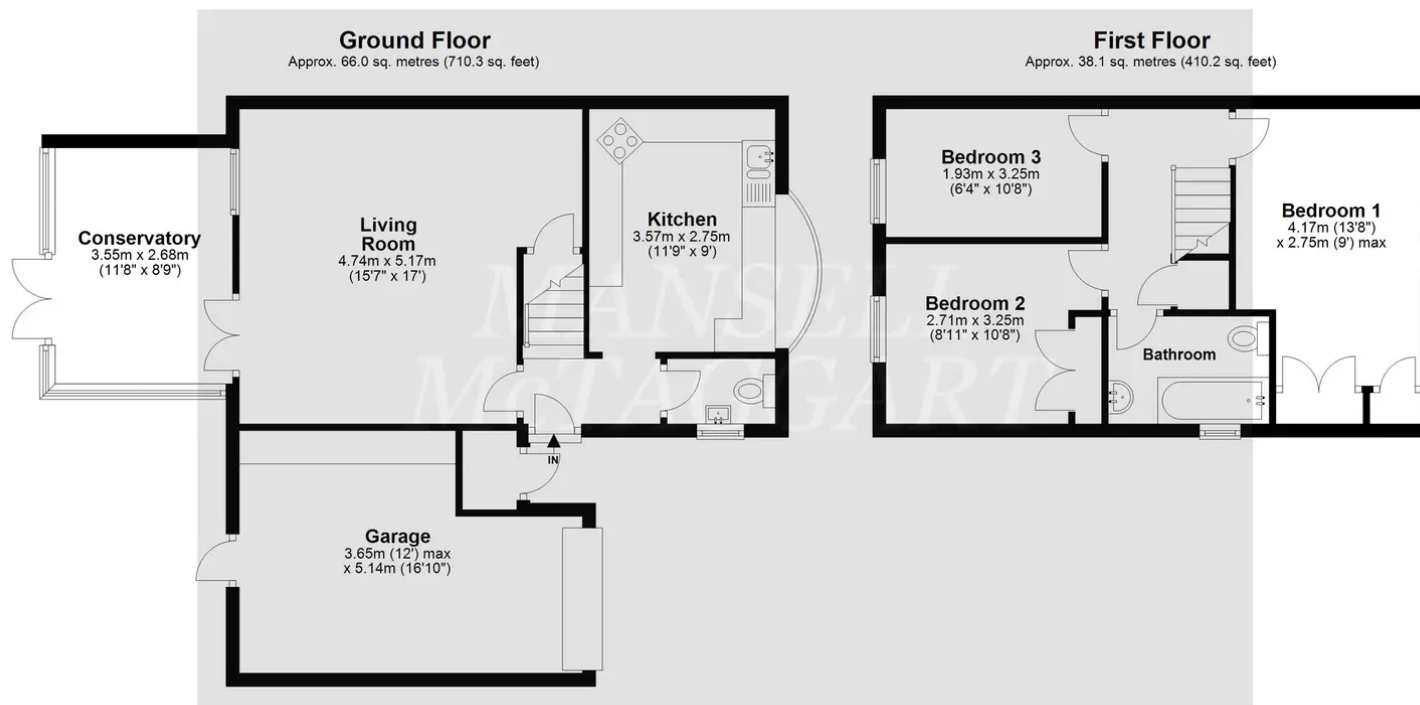


## 35 Mallard Place

East Grinstead, East Grinstead

- Semi detached property
- Three bedrooms
- kitchen/breakfast room
- Living room
- Large conservatory
- Patio area
- Garden
- Single garage
- Driveway parking
- Walking distance to town





Total area: approx. 104.1 sq. metres (1120.5 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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