



West Hill, East Grinstead

Guide Price **£725,000 – £750,000**

**MANSELL
McTAGGART**
Trusted since 1947

West Hill

East Grinstead

A stunning four bedroom semi detached family home, which has been extended and now offers over 2,000 Sq ft of versatile living space. This 1930s property is ideally situated within walking distance to East Grinstead Town centre and mainline train station, and further benefits from driveway parking, single garage and outside office/gym.

The living accommodation briefly comprises: entrance hall with understairs cupboard; 23ft living room with a bay window to the front and an open fireplace; kitchen/breakfast room which has a range of wall and base level units, range oven, gas hob, space for other appliances and French doors to the garden; lounge/dining room with air conditioning/heating unit and French doors to the garden; utility room which has base units, plumbing for a washing machine, tumble dryer and backdoor access to garden. A downstairs shower room with a WC and wash hand basin concludes the ground floor.

The first floor consists of a spacious landing with an airing cupboard and loft ladder access to the loft; master bedroom with fitted wardrobes and a feature fireplace; double guest bedroom with fitted wardrobes; a further double bedroom with dual aspect views and fitted wardrobes; modern family bathroom with a WC, wash hand basin, heated towel rail, double shower and electric underfloor heating. The fourth double bedroom is on the second floor and has fitted wardrobes, eave storage and an air conditioning unit, which completes the living accommodation. The current owners have also had new carpets laid throughout the 1st and 2nd floor.





West Hill

East Grinstead

Externally the property benefits from driveway parking for a couple of cars and electric up and over door access leads to the single garage which has power and lighting. There is an outside office which has been insulated and fitted with power and lighting inside, making it ideal outside gym or office area. The rear garden has two decked seating areas and an artificial lawn area, with a range of flower and plant borders.

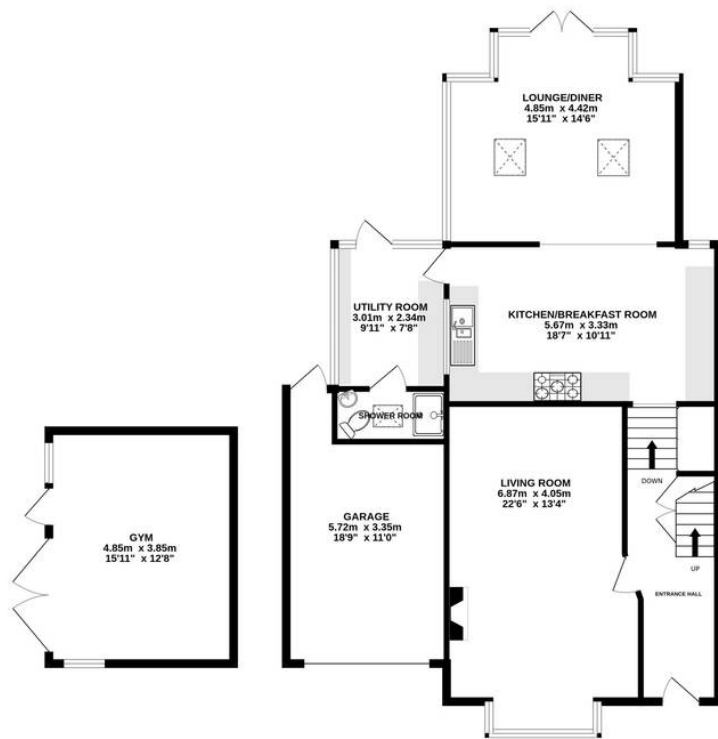
Council Tax band: E

Tenure: Freehold

- Semi detached family home
- Four bedrooms
- Over 2,000 Sq ft of living space
- 1930s build
- Extended and improved throughout
- Driveway parking
- Single garage
- Outside office / gym
- Short walk to East Grinstead Town centre & mainline train station
- End of chain!



GROUND FLOOR
119.6 sq.m. (1287 sq.ft.) approx.



1ST FLOOR
55.1 sq.m. (593 sq.ft.) approx.



2ND FLOOR
15.1 sq.m. (162 sq.ft.) approx.



TOTAL FLOOR AREA : 189.7 sq.m. (2042 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.

Made with Metropix ©2024



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.