



Merlin Way, East Grinstead

Offers in Region of £550,000

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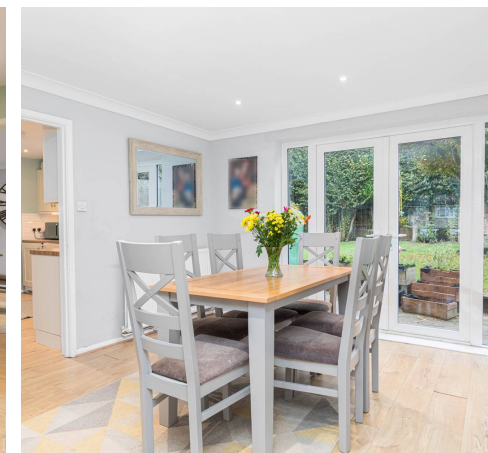
Merlin Way

East Grinstead

A well presented and spacious four bedroom detached family home, which is ideally situated within a quiet cul-de-sac in the popular market town of East Grinstead. The property offers versatile living space arranged over two floors totalling 1,249 sq ft and also benefits from driveway parking and a single garage. The property could also be extended STPP.

The living accommodation briefly comprises: entrance hall with under stairs cupboard; 24ft lounge/dining room with dual aspect views and French doors to the garden; fitted kitchen which has a range of wall and base level units, 4 rings electric hob, electric oven, washing machine, dishwasher and back door access to the garden. A downstairs cloakroom with a WC and wash hand basin concludes the ground floor.

The first floor consists of a spacious landing with an airing cupboard; master bedroom with front aspect views; further two double bedrooms; family bathroom with a WC, wash hand basin and a bath with an overhead shower. A generous single bedroom with rear aspect views completes the living accommodation.





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Externally the property benefits from driveway parking for a couple of cars and up and over door access leads to the single garage. Gated side access leads to a mainly laid to lawn rear garden with a patio seating area abutting the rear of the property.

Council Tax band: E

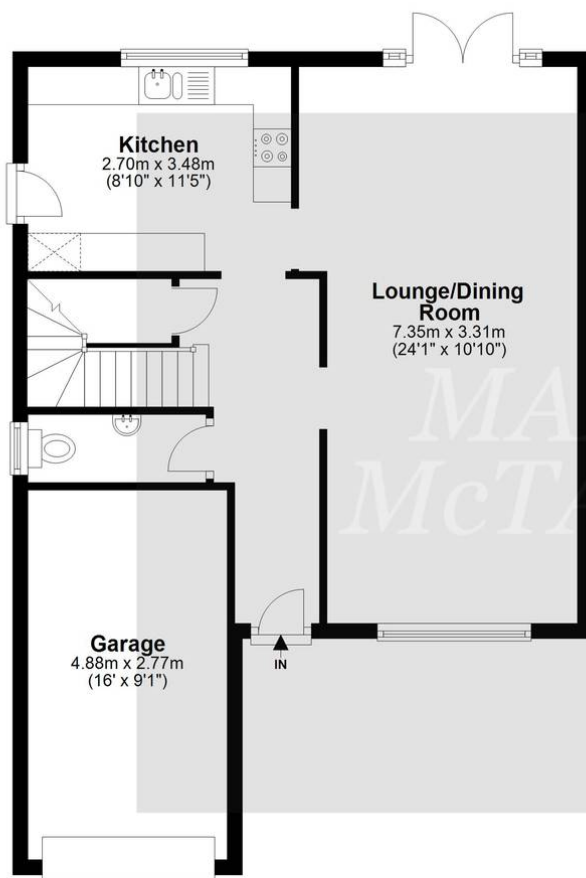
Tenure: Freehold

- Detached family home
- Four bedrooms
- Two bathrooms
- Well presented throughout
- 1,249 Sq ft of living space
- Single garage
- Driveway parking
- Private rear garden
- Scope to extend STPP
- Within walking distance to local schools and amenities



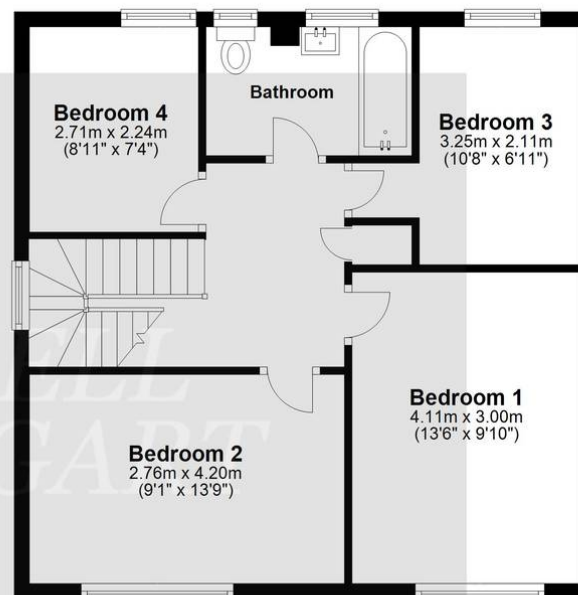
Ground Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 116.0 sq. metres (1248.8 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.

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