



MANSELL
McTAGGART

The Close, East Grinstead

Offers in Region of **£475,000**

**MANSELL
McTAGGART**

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The Close

East Grinstead

A well presented and modern, five double bedroom, three bathroom family home which is ideally situated within walking distance East Grinstead town centre, local schools and a mainline train station. The property has been extended and now offers over 1550sq ft of living space arranged over three floors, and further benefits from driveway parking and a private rear garden.

The living accommodation briefly comprises: entrance hall; downstairs cloakroom with a WC and wash hand basin; study; 15ft dual aspect living room; kitchen/dining room with which has a modern fitted kitchen with a range of wall and base level units, dishwasher, range oven, 5 gas ring hob, fridge freezer and an air conditioning unit. On the lower ground floor there are two double bedrooms, one which has a large walk in wardrobe; a generous utility room with plumbing for a washing machine, tumble dryer and Bi-fold doors to the rear garden. A shower room with a WC and wash hand basin concludes the lower ground floor.

The first floor consists of a landing with loft ladder access to the partially boarded loft; dual aspect master bedroom with an air conditioning unit and fitted wardrobes; a modern family bathroom with a WC, wash hand basin and freestanding bath. Two further double bedrooms completes the living space.





The Close

East Grinstead

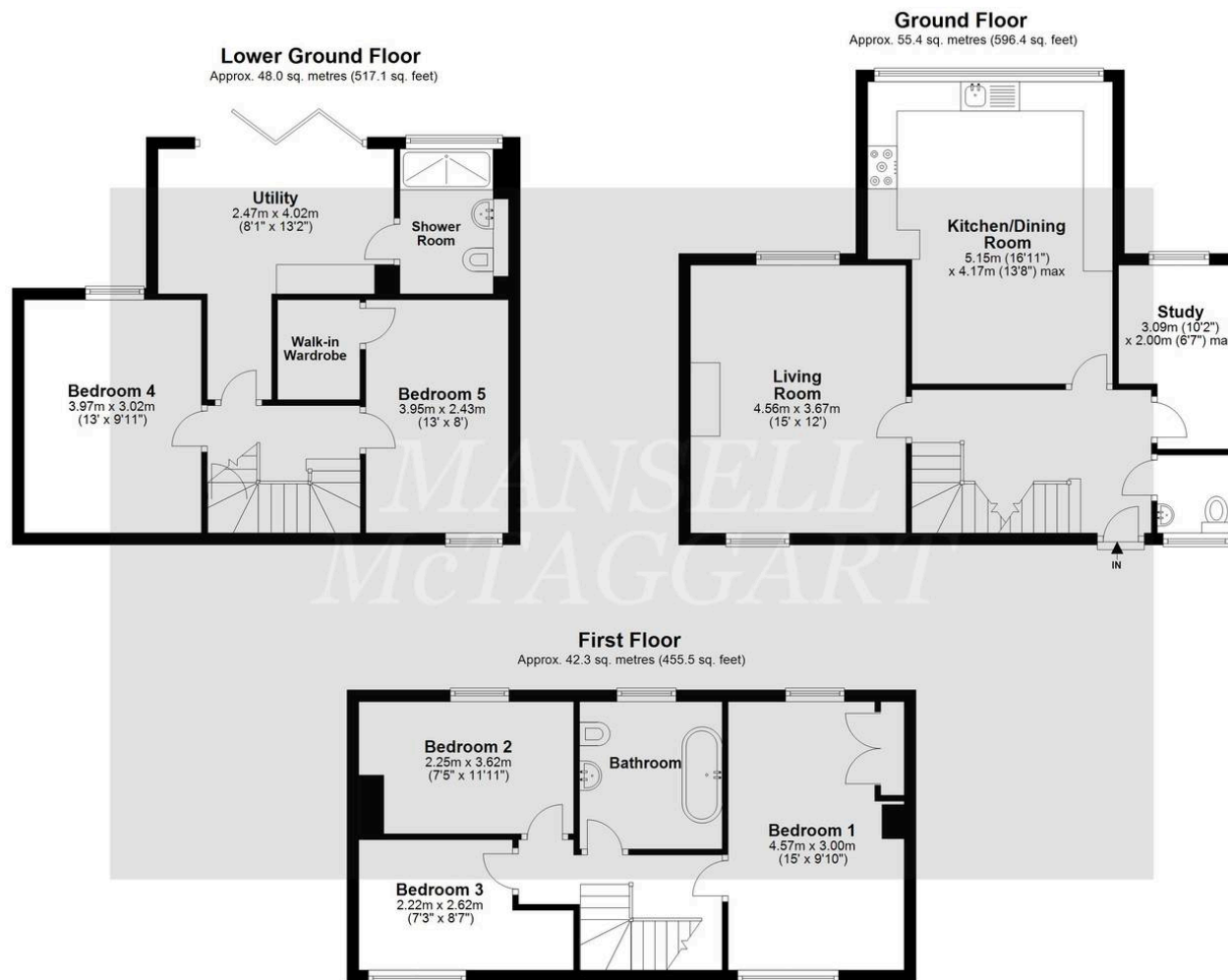
Externally the property benefits from driveway parking for a couple of cars. Gated side access leads to the mainly laid to lawn rear garden, with a decked seating area abutting the rear of the property,

Council Tax band: C

Tenure: Freehold

- Substantial family home
- Five bedrooms
- Three bathrooms
- 1,569 Sq ft of living space
- Well presented and modernised throughout
- Extended
- Utility room
- Driveway parking
- Private rear garden
- Walking distance to East Grinstead town centre and mainline train station





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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