



St. Michaels Road, East Grinstead

Offers in Region of £450,000

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# St. Michaels Road

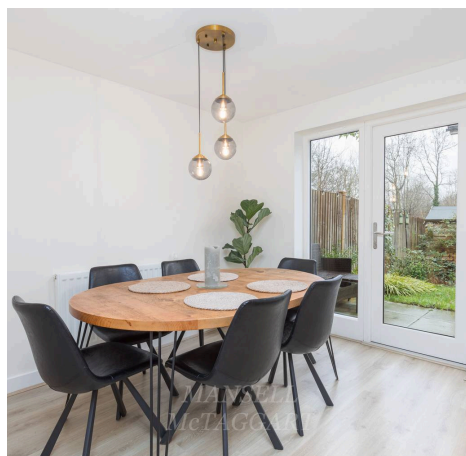
## East Grinstead

A beautifully presented and spacious, three bedroom family home which is ideally situated within a modern and sought after estate. This attractive property offers 1048sq ft of versatile accommodation, arranged over two floors, whilst also benefiting from the remainder of the new build warranty.

The ground floor briefly comprises: entrance hall with under stairs storage cupboard; spacious cloakroom with low level WC and wash hand basin; living room with Karndean flooring; open plan kitchen/dining room which has a modern fitted kitchen with a range of wall and base level units, built in appliances, 4-gas ring hob and French doors to the garden.

The first floor comprises; a spacious landing with loft hatch and airing cupboard; master bedroom with fitted wardrobes, ensuite shower room with low level WC, wash hand basin and towel rail; double guest bedroom with views to the rear of the property; modern family bathroom with bathtub shower attachment, low level WC and wash hand basin. A single bedroom overlooking the garden, completes the living space.

- Three bedroom family home
- 1048sq ft of living space
- Built in 2016
- Open plan kitchen/dining room
- Separate living room
- Modern fitted kitchen with built in appliances
- landscaped rear garden
- Two parking spaces





## St. Michaels Road

East Grinstead

Externally, the property benefits from two allocated parking spaces. The rear garden is mainly laid to lawn and benefits from a patio area abutting the rear of the property, plus a timber shed and gated rear access.

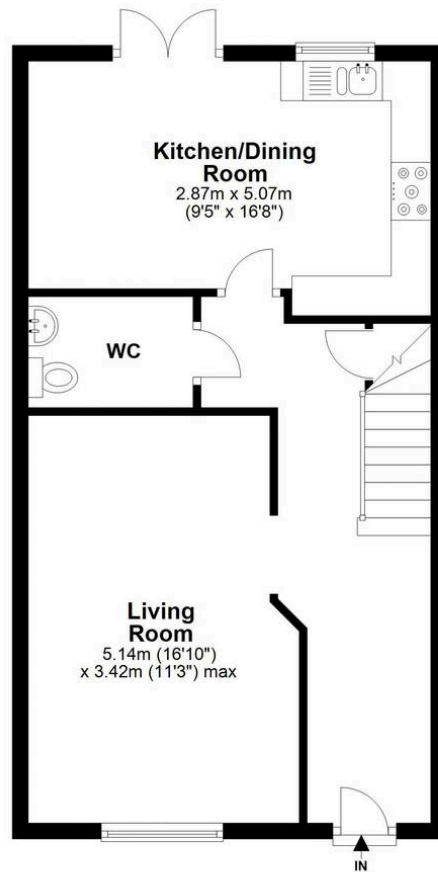
Tenure: Freehold

- Three bedroom family home
- 1048sq ft of living space
- Built in 2016
- Open plan kitchen/dining room
- Separate living room
- Modern fitted kitchen with built in appliances
- landscaped rear garden
- Two parking spaces
- Walking distance to town centre



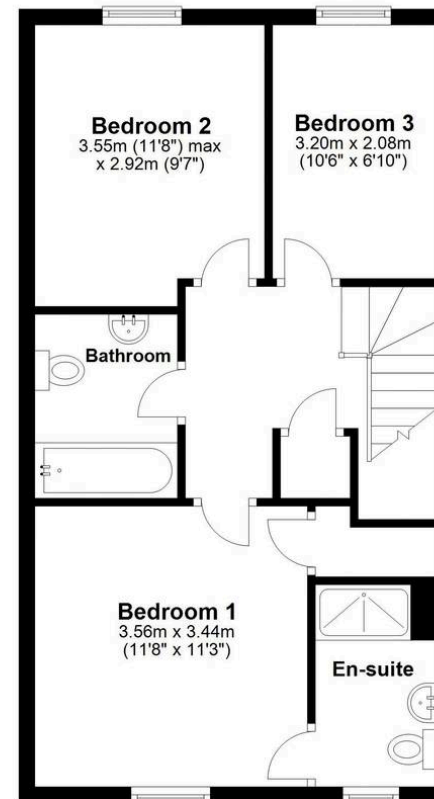
### Ground Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



Total area: approx. 97.3 sq. metres (1047.5 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

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

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