



Estcots Drive, East Grinstead

Offers in excess of **£325,000**

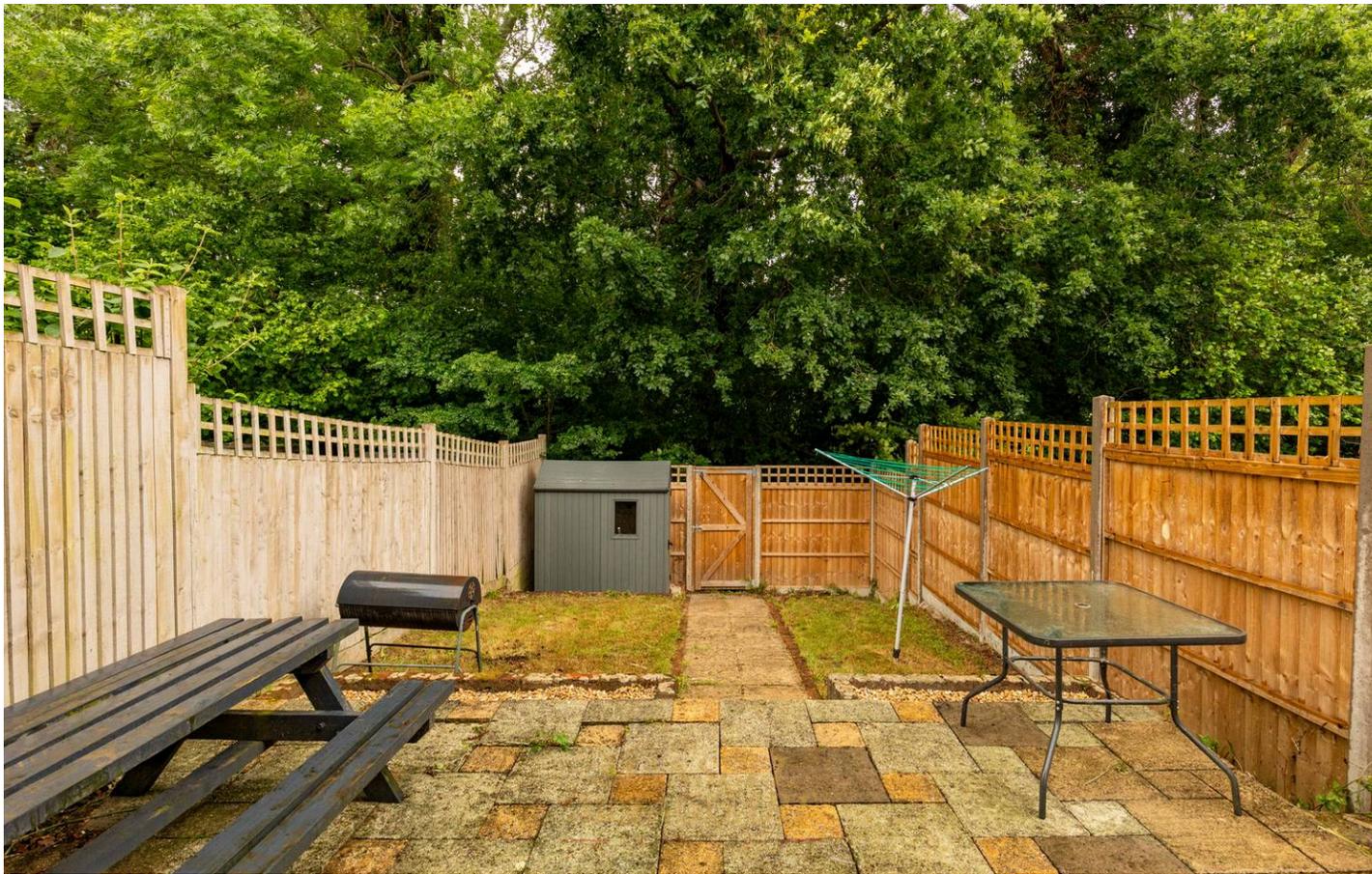
**MANSELL
McTAGGART**
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A well presented two bedroom family home ideally located in the ever popular Worsted Farm Estate. Ideal for first time buyers and investors alike the property is situated within close proximity of East Grinstead town centre, local schooling and mainline train station.

The ground floor briefly comprises: storm porch; entrance hall with storage cupboard; fitted kitchen with a range of wall and base level units, sink and drainer board, 4-ring gas hob with electric oven, overhead extractor hood with a window to the front aspect; living/dining room with under stair cupboard and sliding patio doors leading to the rear garden completes the ground floor.

The first floor comprises: master bedroom that overlooks the rear garden; double guest bedroom with fitted wardrobes. The family bathroom with low-level WC, wash hand basin, bath with mixer taps and an overhead shower completes the accommodation.





Externally, the property has a small front garden with a path leading to the storm porch and gives access to a side entrance gate. The secluded rear garden is of a terrace style which is mainly laid to lawn with a patio area abutting the rear of the property. The garden also features a shed and a variety of flowering plants and shrubs. The property further benefits from two allocated parking spaces located close to the property.

Council Tax band: C

Tenure: Freehold

- End of terrace family home
- Two double bedrooms
- Living/dining room
- Fitted kitchen with appliances
- Front and rear gardens
- Two allocated parking
- Walking distance to town centre
- Close proximity to local schools
- Ideal for first time buyers & investors
- Vendor suited!



Ground Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



Total area: approx. 54.6 sq. metres (588.1 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 buyer. Plan produced using PlanUp.

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