

OVER 60?

Secure this property
for up to **59% less!**



Video Tour available

Guide Price

£700,000

Freehold

4x  1x  3x 

Garden Wood Road, East Grinstead, West

Sussex, RH19

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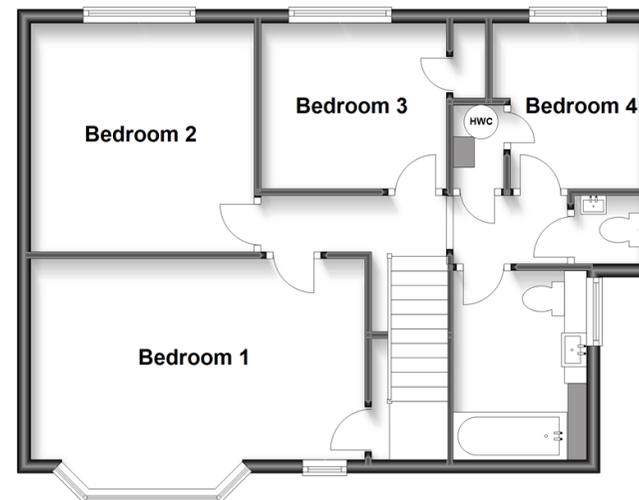
Ground Floor

Approx. 114.1 sq. metres (1228.6 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



Accommodation

GROUND FLOOR

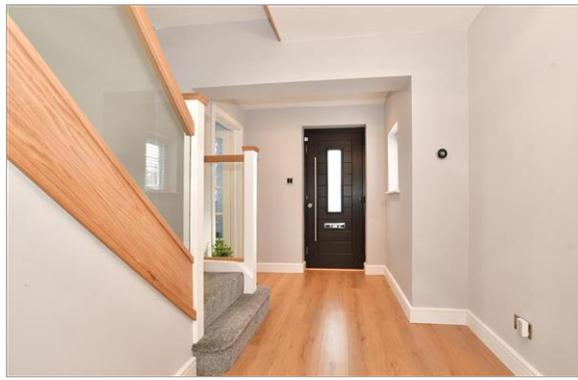
- Entrance Hall
- Cloakroom
- Lounge: 21'4 x 10'8 (6.51m x 3.25m)
- Dining Area: 10'8 x 9'0 (3.25m x 2.75m)
- Kitchen: 11'2 x 8'9 (3.41m x 2.67m)
- Family Room: 15'0 x 8'8 (4.58m x 2.64m)
- Study: 11'5 x 9'1 (3.48m x 2.77m)

FIRST FLOOR

- Landing
- Bedroom 1: 16'10 x 10'10 (5.13m x 3.30m)
- Bedroom 2: 11'10 x 11'0 (3.61m x 3.36m)
- Bedroom 3: 9'0 x 7'9 (2.75m x 2.36m)
- Bedroom 4: 8'1 x 7'2 (2.47m x 2.19m)
- Bathroom
- Separate Toilet

OUTSIDE

- Front & Rear Gardens
- Driveway Parking
- Double Garage



Main features

- Immaculately presented detached family house in a sought after road
- Approved planning permission for an extension
- 3 generous sized reception rooms
- Large driveway and double garage
- Walking distance to mainline train station
- Within the catchment area for reputable primary and secondary schools



Nearest Schools

Primary Schools: St Peter's Catholic Primary 0.0 miles, Halsford Park Primary 0.2 miles, St Mary's CofE Primary, East Grinstead 0.5 miles

Secondary Schools: Imberhorne School 0.5 miles,



Transport Information

Train Stations: East Grinstead 0.5 miles, Dormans 2.2 miles, Lingfield 3.4 miles



Address

Garden Wood Road, East Grinstead, West Sussex, RH19



Directions

For directions to this property please contact us.



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Call East Grinstead Branch 01342 314324 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(64) POTENTIAL: C(80)

20613497/20221116/JS/CB