



Guide Price
£500,000

Freehold

4x  1x  2x 

**The Laurels, Merlin Way,
East Grinstead, West
Sussex, RH19**

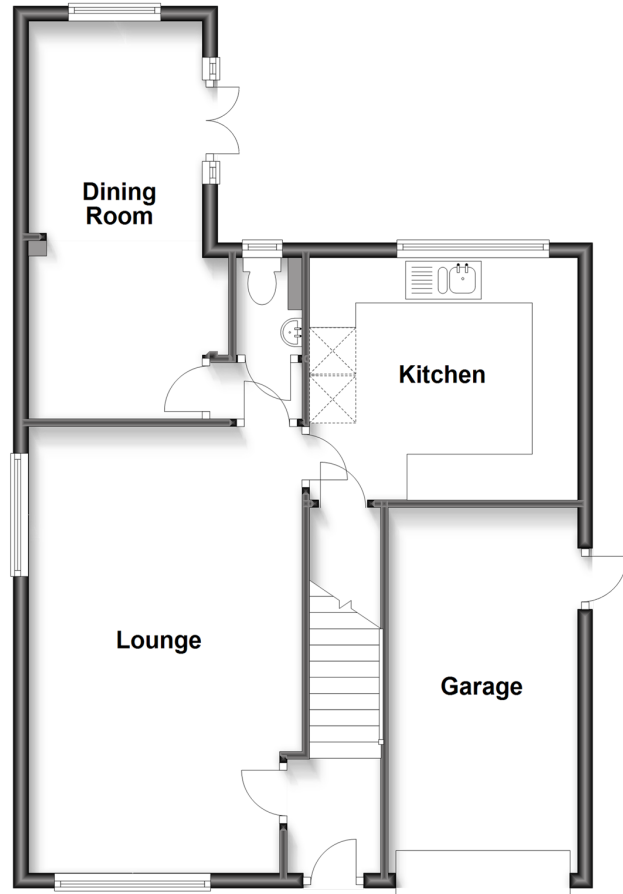
OVER 60?

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

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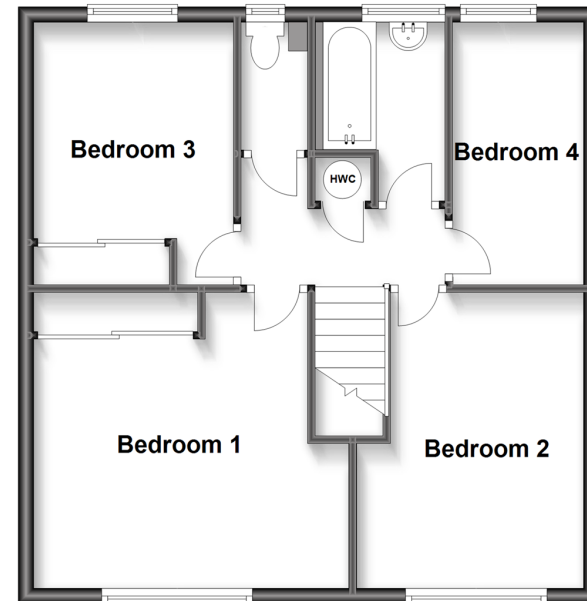
Ground Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 19'1 x 12'0 (5.82m x 3.66m)
Dining Room: 17'1 x 8'1 (5.21m x 2.47m)
Kitchen: 11'0 x 10'0 (3.36m x 3.05m)
Cloakroom

FIRST FLOOR

Landing
Bedroom 1: 12'0 x 12'0 (3.66m x 3.66m)
Bedroom 2: 11'0 x 8'1 (3.36m x 2.47m)
Bedroom 3: 9'1 x 7'11 (2.77m x 2.41m)
Bedroom 4: 11'1 x 5'0 (3.38m x 1.53m)
Bathroom
Separate Toilet

OUTSIDE

Front & Rear Garden
Garage
Driveway



Main features

- Detached house with scope to extend (subject to planning permissions)
- Garage and driveway parking
- Private rear garden
- Close to good schools and local amenities
- Beautifully positioned in a tucked away cul-de-sac



Nearest Schools

Primary Schools: Blackwell Primary 0.9 miles, Estcots Primary 1.4 miles, Meads Primary, The 1.9 miles

Secondary Schools: Sackville School 1.4 miles, Greenfields School 3.1 miles, Lingfield Notre Dame 3.2 miles



Transport Information

Train Stations: East Grinstead 1.7 miles, Dormans 2.1 miles, Lingfield 3.7 miles



Address

The Laurels, Merlin Way, 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.



20613538/20231009/CB/CB