



ZOOM
HYBRID ESTATE AGENT

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Brooklands Way
East Grinstead
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£480,000



- THREE BEDROOM SEMI DETACHED
- IMPRESSIVE KITCHEN/DINING ROOM
- LOUNGE
- UTILITY AREA
- DOWNSTAIRS WC
- OFFICE/STUDIO IDEAL FOR WORKING FROM HOME
- DRIVEWAY
- CLOSE TO AMENITIES

Ref: PRA12944

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented three bedroom semi detached house located within the sought after town of East Grinstead. The property which has been improved by the current vendor in brief comprises of an entrance hall, open plan kitchen/dining room, lounge, utility area and downstairs WC. On the first floor are three good sized bedrooms as well as a modern family bathroom and separate WC. Outside the property is an enclosed garden and large office/studio which could be ideal for someone looking to work from home. The property also boasts a driveway to the front.

Further benefits include double glazed windows and gas central heating.

Conveniently positioned within close proximity to the town centre as well as the main line train station providing regular links to London.

An internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

Entrance Hall

Stairs to first floor, radiator, doors to;



Kitchen/Dining Room (22' 05" x 12' 06") or (6.83m x 3.81m)

Equipped in a range of base and eye level units comprising an inset sink with mixer tap and draining board, double oven, hob with extractor hood over, integrated dishwasher, two radiators, windows to front and side.



Lounge (14' 09" x 10' 09") or (4.50m x 3.28m)

Windows to front and rear, radiator, TV Point.

Utility Area (11' 09" x 4' 02") or (3.58m x 1.27m)

Space for white goods, door to rear access, door to WC.

WC

Low flush WC, wash hand basin, extractor fan.

First Floor Landing

Loft access, doors to;



Bedroom 1 (11' 06" x 9' 03") or (3.51m x 2.82m)

Window to front, radiator, cupboard.



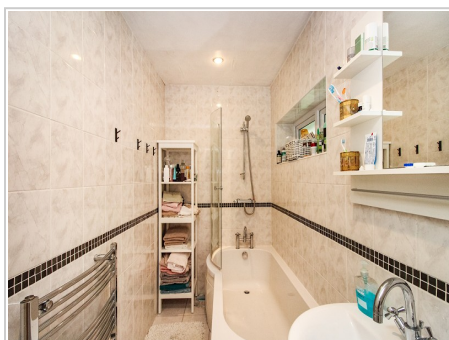
Bedroom 2 (11' 00" x 10' 00") or (3.35m x 3.05m)

Velux window, radiator.



Bedroom 3 (9' 04" x 9' 07") or (2.84m x 2.92m)

Window to rear, radiator.



Bathroom

Comprising an enclosed bath tub, wall mounted shower, was hand basin, heated towel rail, tiled walls.

Seperate WC

Low flush WC, wash hand basin, radiator, window.



Garden



Office/Studio (24' 02" x 12' 04") or (7.37m x 3.76m)

Driveway

Services

Mains electricity, mains water, mains drainage, mains gas

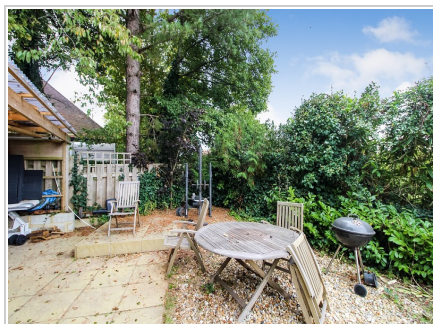
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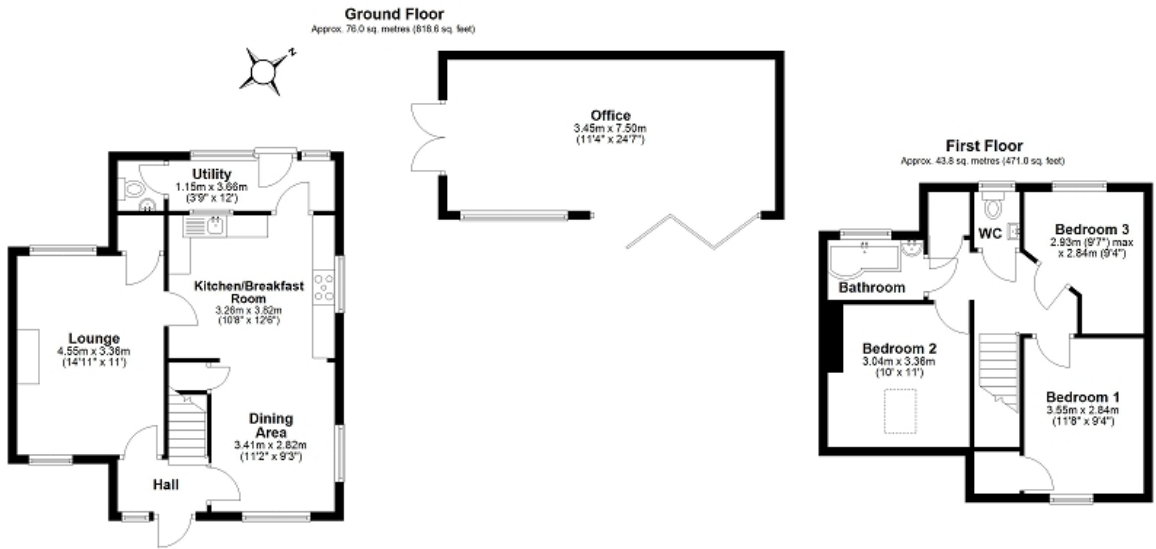
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.