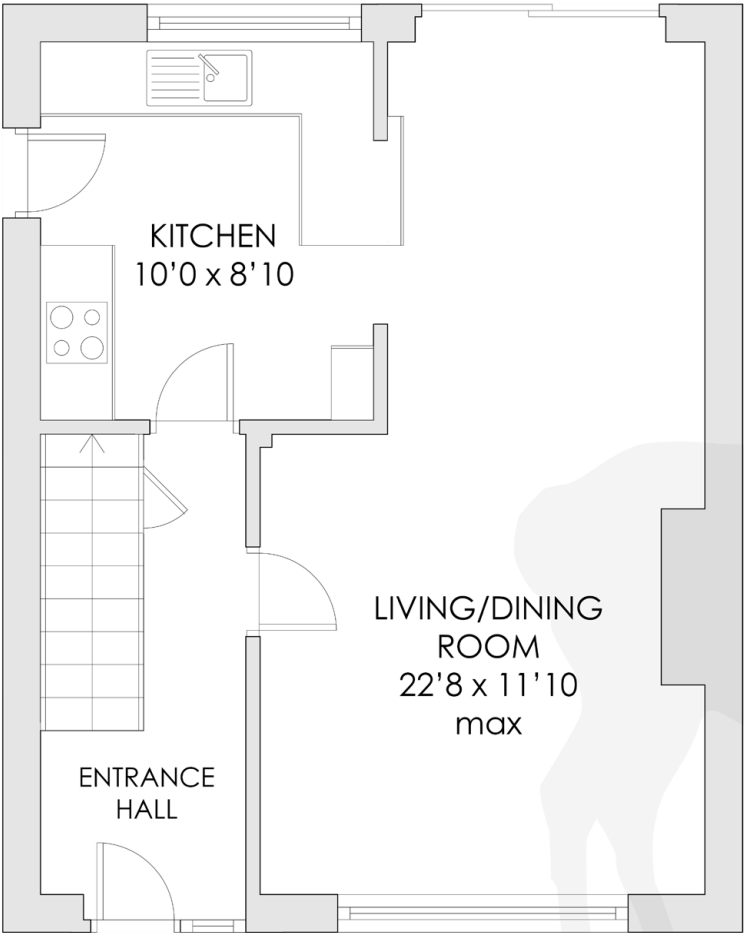




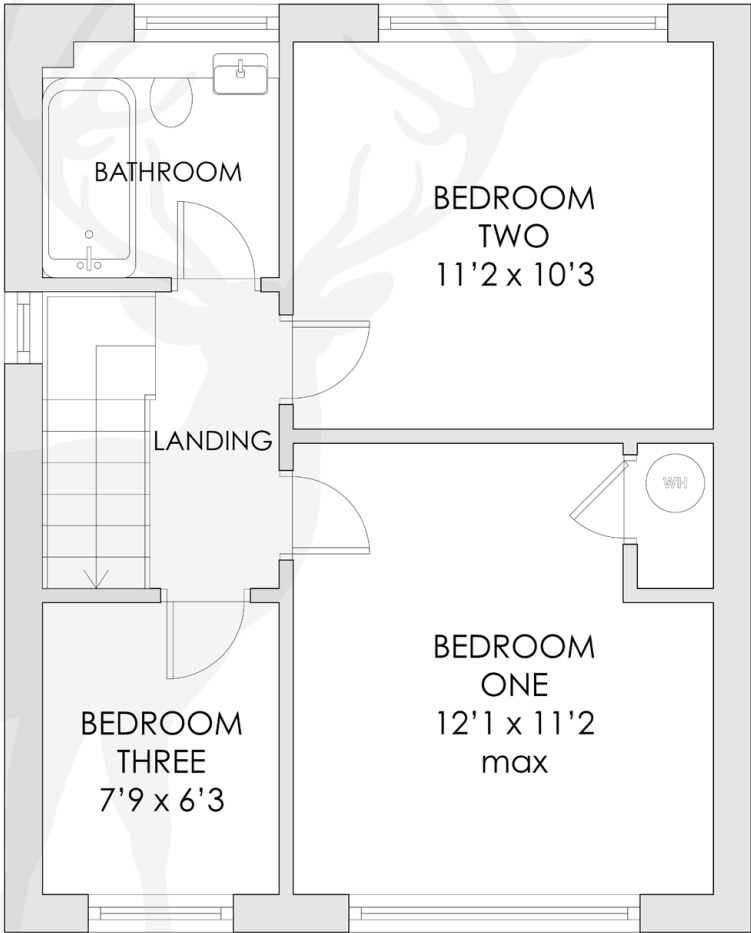
WORDSWORTH RISE  
East Grinstead, West Sussex



# FLOOR PLANS



Ground Floor



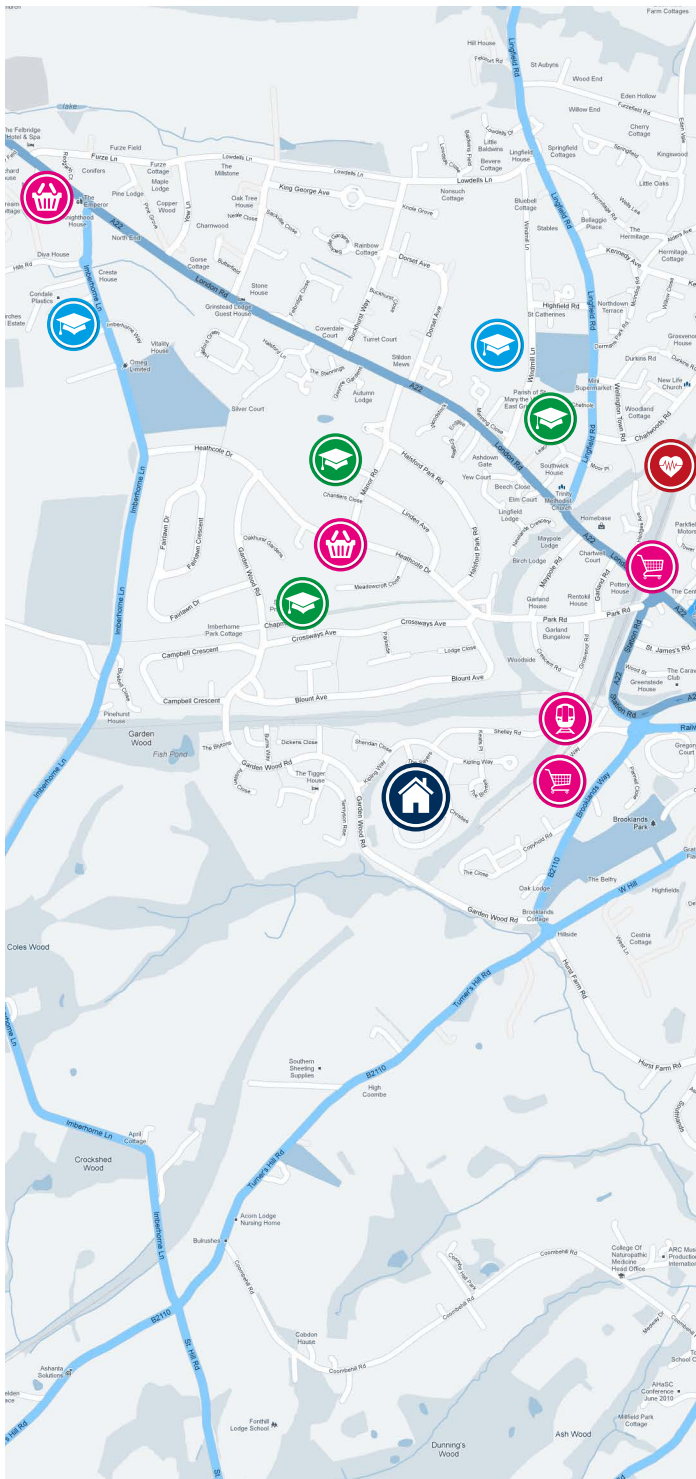
First Floor



COLE'S ESTATE AGENTS  
Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# WORDSWORTH RISE

## EAST GRINSTEAD, WEST SUSSEX

### PROPERTY DESCRIPTION

A semi detached property in a popular residential area offering well presented accommodation. The ground floor comprises entrance hall, spacious living/dining room and kitchen. The first floor consists of three bedrooms and refitted bathroom.

Outside the property benefits from front garden, driveway, garage and well maintained rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

### LOCATION

The property is situated in a popular residential area in a quiet cul-de-sac within easy reach of local primary schools and station. Secondary schools are also within easy reach and the town centre is only 1 mile away and offers a comprehensive range of shopping, cinema, leisure centre, gyms, coffee shops, restaurants, public houses and three supermarkets.

East Grinstead train station is 0.3 miles away (on foot) and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 8.7 miles away whilst the M25 is 10.2 miles distant.

### KEY INFORMATION

Internal Area	786 sq ft
Max Broadband	1000 Mbps
Tenure	Freehold
EPC Rating	E - 51

Local Council	MID SUSSEX
Council Tax Band	D
Amount per annum	£2,152



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**Asking Price £475,000**





## ACCOMMODATION

The property is entered via uPVC door to front with double glazed panel, opening to:

**ENTRANCE HALL** Solid wooden flooring, obscure double glazed window to front, radiator, stairs to first floor with understairs storage cupboard, telephone point, doors to living/dining room and kitchen.

**LIVING/DINING ROOM** Dual aspect with double glazed window to front and sliding patio doors to rear, feature fireplace with gas flame effect fire, wooden surround and marble hearth, solid wooden flooring, contemporary radiator, television point, telephone point, open to:

**KITCHEN** Range of wall and base units with complementing work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, 4 ring electric hob with extractor fan over, built in double oven and grill, space for upright fridge/freezer, space and plumbing for washing machine and slimline dishwasher, upstands, downlighters, tiled flooring, obscure double glazed door to side, double glazed window to rear.

**LANDING** Double glazed window to side, loft hatch, doors to all bedrooms and bathroom.

**BEDROOM ONE** Double glazed window to front, radiator, airing cupboard housing hot water cylinder and slatted shelving area.

**BEDROOM TWO** Double glazed window to rear, radiator.

**BEDROOM THREE** Double glazed window to front, radiator.

**BATHROOM** Recently refitted suite comprising panel bath with mixer tap and shower over, vanity top with inset wash hand basin with mixer tap, low level WC with concealed cistern and storage cupboards, bathroom cabinet with mirror door, part tiled walls, heated ladder towel rail, shaver point, downlighters, tiled flooring, obscure double glazed window to rear.

## OUTSIDE

**FRONT GARDEN** Brick paved parking area leading to garage, outside light, covered entrance vestibule, lawn area, gate with pathway leading to rear garden.

**GARAGE** Up and over door to front.

**REAR GARDEN** Brick paved patio area, lawn area, shrub borders, fruit trees, enclosed by fence panels.







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