



Kennedy Avenue,
East Grinstead, West Sussex

offers in excess of £400,000



KENNEDY AVENUE, EAST GRINSTEAD, WEST SUSSEX

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LOCATION

Within easy reach of local primary and secondary schools and shops catering for every day needs. The town centre is within a mile and offers a more comprehensive range of facilities including three supermarkets, restaurants, coffee houses and boutique shops. East Grinstead mainline station has frequent services to London Victoria, Clapham Junction and London Bridge.

PROPERTY DESCRIPTION

An extended semi detached property in a popular residential area offering superbly presented and spacious accommodation including three bedrooms, refitted bathroom, living room, dining room, study and newly fitted kitchen/breakfast room. Outside the property benefits from driveway, garage and garden to rear. Viewings are highly recommended to appreciate the accommodation on offer.

DIRECTIONS

From our office on East Grinstead High Street turn left and at the mini roundabout turn right onto London Road. Proceed on London Road through the one way system and follow signs for London, shortly after Homebase turn right at the roundabout onto Lingfield Road. Take the fifth turning on the right hand side into Kennedy Avenue where the property can be found towards the end of the road on the right hand side.





ACCOMMODATION

The property is entered via uPVC door to side opening to:

ENTRANCE PORCH

Obscure double glazed window to front, tiled flooring, base units with solid wooden top, downlighter, double doors opening to:

LIVING ROOM

Large double glazed window to front, wooden laminate flooring, two radiators, television point, satellite point, downlighters, stairs to first floor with understairs storage cupboard, double doors leading to:

DINING ROOM

Tiled flooring, radiator, open to kitchen/breakfast room, doors to study and cloakroom.

KITCHEN/BREAKFAST ROOM

Recently fitted white gloss wall and base units with contrasting solid wooden work surfaces and upstands incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, 5 ring gas hob with stainless steel splashback, stainless steel cooker hood and extractor fan, built in double oven and grill, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, under cupboard lighting, vaulted ceiling with two Velux double glazed windows to rear, radiator, tiled flooring, double glazed patio doors and window to rear.

STUDY

Radiator, shelving.

CLOAKROOM

Low level wc, wash hand basin with mixer tap, splashback and storage cupboard under, bathroom cabinet with mirror doors, tiled flooring.

First Floor

LANDING

Storage cupboard, loft hatch, doors to all bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear, radiator.

BEDROOM TWO

Double glazed window to front, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

BATHROOM

Refitted suite comprising panel bath with side loading mixer tap, corner shower with drencher shower head, wash hand basin with

storage cupboard under, low level wc, part tiled walls, downlighters, extractor fan, tiled flooring, heated ladder towel rail, obscure double glazed window to rear.

Outside

FRONT GARDEN

Lawn area with adjoining low level hedging, large brick paved driveway providing parking for several vehicles leading to garage, steps up to front door.

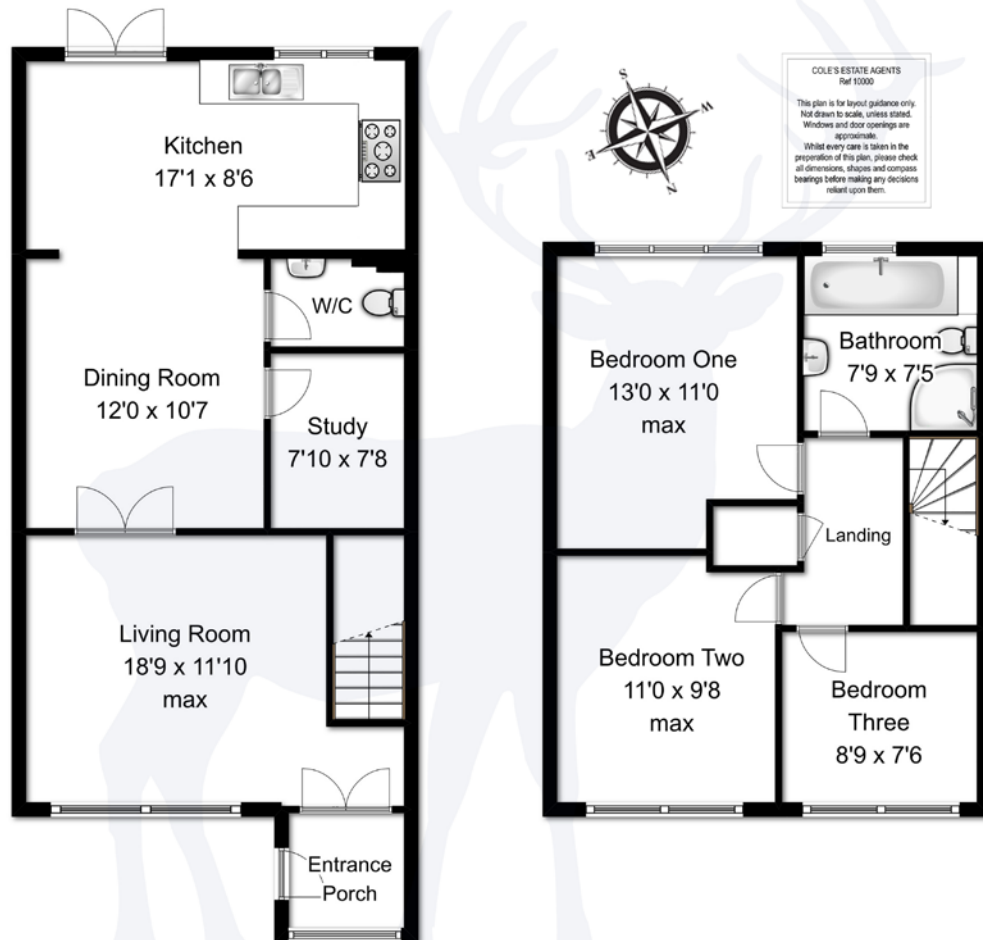
GARAGE

Up and over door to front.

REAR GARDEN

Paved patio area, outside light, lawn area, enclosed by fence panels.





Energy Performance Certificate



Dwelling type: Semi-detached house
Date of assessment: 09 March 2016
Date of certificate: 09 March 2016
Reference number: 0753-2891-6874-9506
Type of assessment: RdSAP, existing dwelling
Total floor area: 116 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

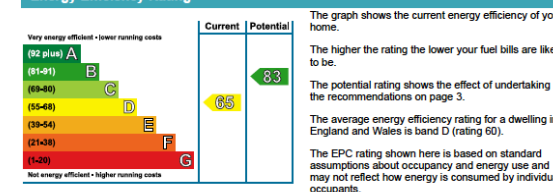
Estimated energy costs of dwelling for 3 years:	£ 3,315
Over 3 years you could save	£ 972

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 207 over 3 years	
Heating	£ 2,640 over 3 years	£ 1,620 over 3 years	
Hot Water	£ 324 over 3 years	£ 216 over 3 years	
Totals	£ 3,315	£ 2,343	You could save £ 972 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 480	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	✓
3 Low energy lighting for all fixed outlets	£35	£ 123	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.