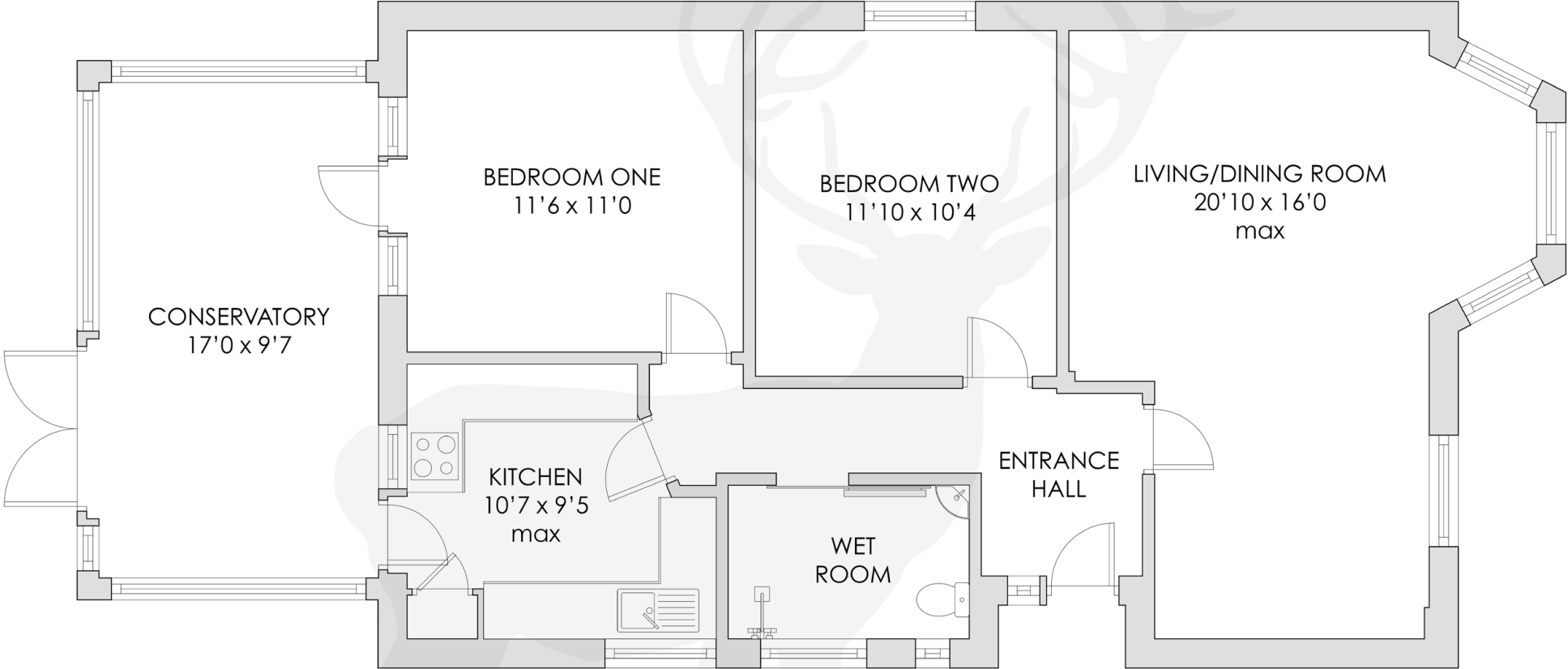




LINDEN AVENUE
East Grinstead, West Sussex



FLOOR PLANS



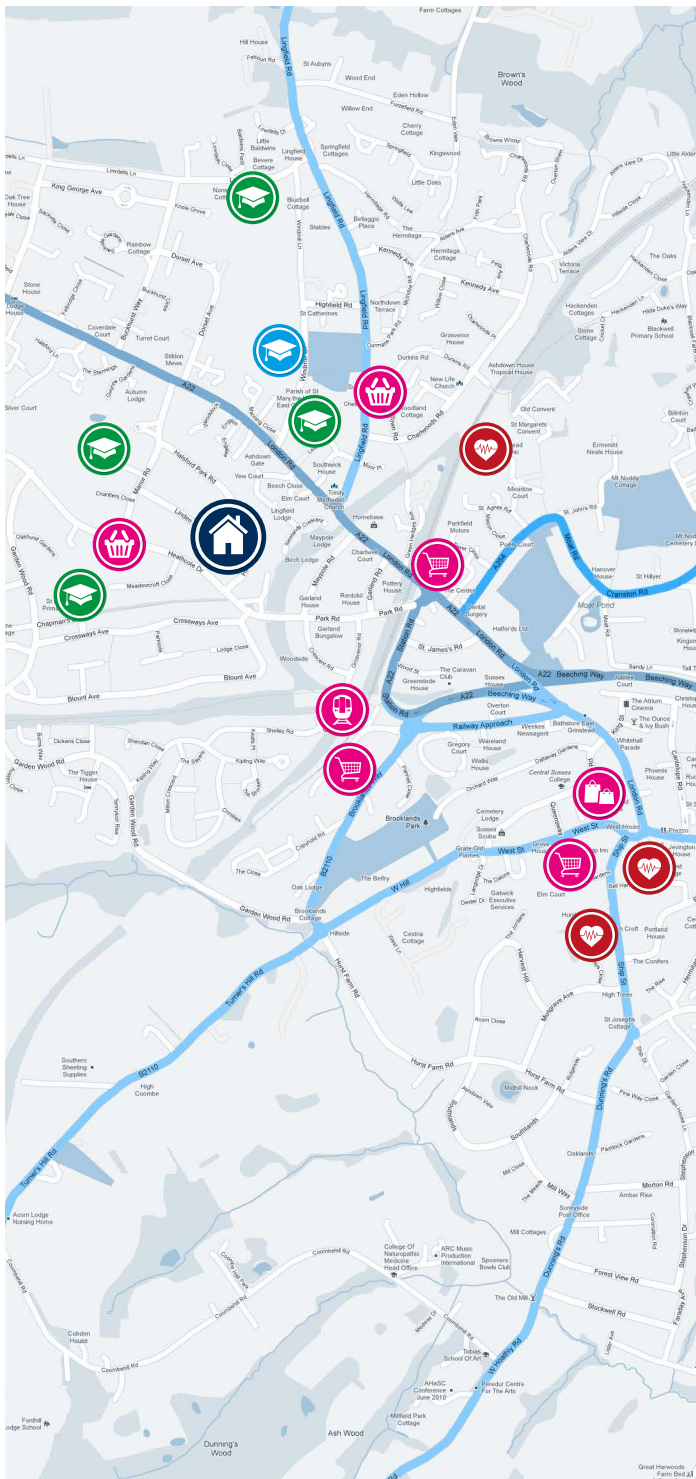
Ground Floor

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.





LINDEN AVENUE

EAST GRINSTEAD, WEST SUSSEX

PROPERTY DESCRIPTION

A detached bungalow in a sought after area within easy reach of the town centre and station offering well presented accommodation including entrance hall, large living/dining room with bay window, refitted kitchen, two double bedrooms, refitted wet room and conservatory.

Outside the property benefits from large driveway, garage and secluded rear garden.

The property is offered to the market with no ongoing chain.

LOCATION

The property is situated in a sought after residential area overlooking the green within easy reach of local shops catering for everyday needs including post office and general store. Popular primary and secondary schools are both within a mile

The town centre is only 0.7 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and three supermarkets. East Grinstead train station is 0.4 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 8.5 miles away whilst the M25 is 10 miles distant.

KEY INFORMATION

Internal Area	879 sq ft
Max Broadband	1,000 Mbps
Tenure	Freehold
EPC Rating	TBC

Local Council	MID SUSSEX
Council Tax Band	E
Amount per annum	£2,630



2



1



2

Asking Price £485,000





ACCOMMODATION

The property is entered via uPVC door to side with obscured double glazed panels, opening to:

ENTRANCE HALL Welcome matting, picture rail, radiator, loft hatch, telephone point, sliding door to wet room, doors to bedrooms, living/dining room and kitchen.

LIVING/DINING ROOM Leaded light bay window to front with quarry tiled sill, further double glazed leaded light window to front, two radiators, decorative electric fire with marble surround and hearth, wooden decorative surround, wall lights, picture rail, television point.

KITCHEN Range of gloss wall and base units with contrasting work surfaces incorporating stainless steel sink and drainer with mixer tap, four ring electric hob, built in oven and grill, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, cupboard housing wall mounted boiler and hot water cylinder, glazed door and window to conservatory, double glazed window to side.

CONSERVATORY Double glazed construction with windows to sides and rear, double glazed patio doors to rear, wooden laminate flooring.

BEDROOM ONE Wooden glazed door and windows to conservatory, radiator.

BEDROOM TWO Double glazed leaded light window to side, radiator.

WET ROOM Re-fitted suite comprising shower area with electric shower, low level WC, corner wash hand basin with mixer tap, extractor fan, part tiled walls, heated ladder towel rail, obscured leaded light double glazed windows to side.

OUTSIDE

FRONT GARDEN Paved driveway providing parking for several vehicles leading to garage, lawn area with raised shrub borders, covered entrance area, gate to side leading to rear garden.

GARAGE Barn door to front, window to side.

REAR GARDEN Paved ramp with handrails leading to lawn area with mature shrub borders, enclosed by fence panels.







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