





# Alders Avenue East Grinstead RH19 2DB

for sale guide price  
**£400,000**



## Property Description

A well-presented three-bedroom semi-detached family home situated in a popular residential area of East Grinstead. Offering well-balanced accommodation throughout, the property provides bright and practical living space ideally suited to families, first-time buyers and commuters alike.

The ground floor comprises a welcoming entrance hall, spacious living room and fitted kitchen, while the first floor offers three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from private garden space, providing an ideal setting for outdoor entertaining, family activities and gardening.

Conveniently located, the property is within easy reach of East Grinstead town centre, local shops, leisure facilities and transport links, including rail services to London. The home is particularly attractive to families due to its proximity to a selection of highly regarded primary and secondary schools.

Combining a desirable residential setting with excellent local amenities and schooling, this attractive home represents an ideal opportunity for those seeking a long-term family residence in a well-connected and sought-after area of East Grinstead.

## Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover

the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





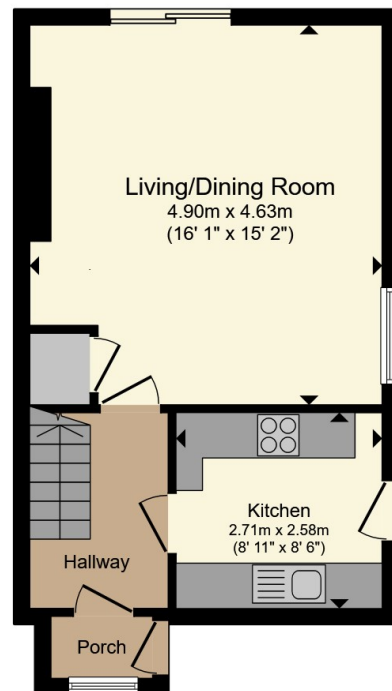




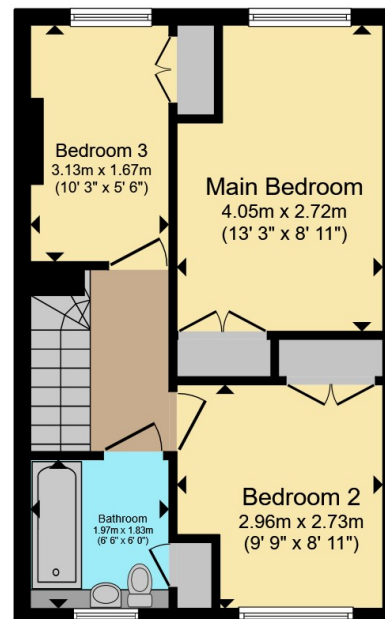




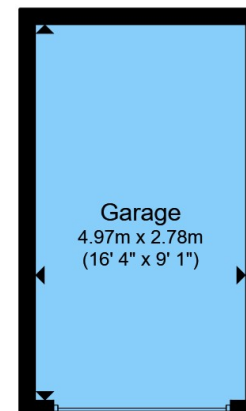




**Ground Floor**



**First Floor**



**Garage**

Total floor area 86.8 m<sup>2</sup> (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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Property Ref: EGR404289 - 0004