



Connells

Woodlands Road
EAST GRINSTEAD

Woodlands Road
EAST GRINSTEAD RH19 3EJ

for sale
£400,000



Property Description

A beautifully presented three bedroom semi-detached home situated on the ever-popular Woodlands Road, offering spacious and versatile accommodation ideal for modern family living. Thoughtfully arranged throughout, the property combines generous living space with a wonderful rear outlook backing directly onto ancient woodland.

The accommodation comprises two well-proportioned double bedrooms and a generous single bedroom, all served by a modern family bathroom. On the ground floor, the property benefits from a welcoming lounge, providing an excellent space to relax and unwind, alongside a useful home office, perfect for those working from home. A downstairs WC adds further convenience for everyday family life.

Undoubtedly the heart of the home is the impressive open-plan kitchen/diner, creating a sociable and practical space for both entertaining and day-to-day living. The kitchen flows seamlessly into the conservatory, allowing natural light to flood the rear of the property and offering delightful views across the garden.

Outside, the property continues to impress with a substantial rear garden that has been thoughtfully designed to make the most of its surroundings. A large Indian sandstone patio provides the perfect setting for outdoor dining and entertaining, whilst the remainder of the garden offers ample space for children to play or keen gardeners to enjoy. Backing directly

onto ancient woodland, the garden enjoys a high degree of privacy and a wonderful outlook.

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

Total floor area 99.0 m² (1,066 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

Connells

To view this property please contact Connells on

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90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405877



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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