



Mallard Place, East Grinstead, West Sussex, RH19 4TF

Guide Price £425,000 - £440,000 Freehold

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in brief...

- Semi detached family home
 - Three double bedrooms
 - 1106.5 sq ft of living space
 - Much improved and extended
 - Expansive living room
- Dining room
 - Modern fitted kitchen
 - Partially converted garage storage
 - Landscaped rear garden
 - No onward chain



in more detail...

A well presented and spacious, three double bedroom semi detached family home situated on the ever popular Herontye estate. Ideally located within close proximity to the town centre and local schools, this versatile property offers well proportioned living space throughout totalling 1106.5sq ft.

The accommodation has been much improved by the current owners and briefly comprises: entrance hall with storage cupboard and internal access to the garage; cloakroom with low level WC, wash hand basin and frosted window; modern fitted kitchen with plenty of wall and base units, feature bay window, integrated electric oven with gas ring hob, overhead extractor hood as well as fitted dishwasher and washing machine; living room with large electric fireplace, storage cupboard and French doors leading to the rear garden. A newly converted dining room with patio doors leading to the rear garden and internal access to the garage completes the ground floor.

On the first floor there is a master bedroom with two windows to the front aspect and fitted wardrobes; two further double bedrooms both with fitted wardrobes and overlooking the rear garden. A family bathroom with low-level WC, wash hand basin, bath with mixer taps and overhead shower and a heated towel rail concludes the accommodation.

Externally there is driveway parking leading to the partially converted garage, which provides a useful utility area with loft storage and up and over door. The landscaped rear garden is a real feature of the property and benefits from a large patio with a sheltered area for outdoor seating. The raised section of the garden boasts another large patio for entertaining, low maintenance artificial grass, storage shed and a gate leading to Hermitage Lane giving easy access to town centre.



outside and the location...

The popular market town of East Grinstead is located approximately halfway between London and the South Coast, boasts a wealth of architectural heritage and is surrounded by some of the finest countryside in the South East, including the Ashdown Forest. The property is in the catchment area of several good school primary and secondary schools including Sackville College. There are also two highly regarded private schools within 10 min drive (Brambletye School and Ashdown House School). There is a vast selection of shops, pubs, restaurants and coffee shops to cater for all. East Grinstead mainline train station provides frequent services to London (Victoria in approx 1 hr) and direct trains into London Bridge (50min). Ideally situated for access to the M23/M25 motorway and Gatwick Airport.

DIRECTIONS

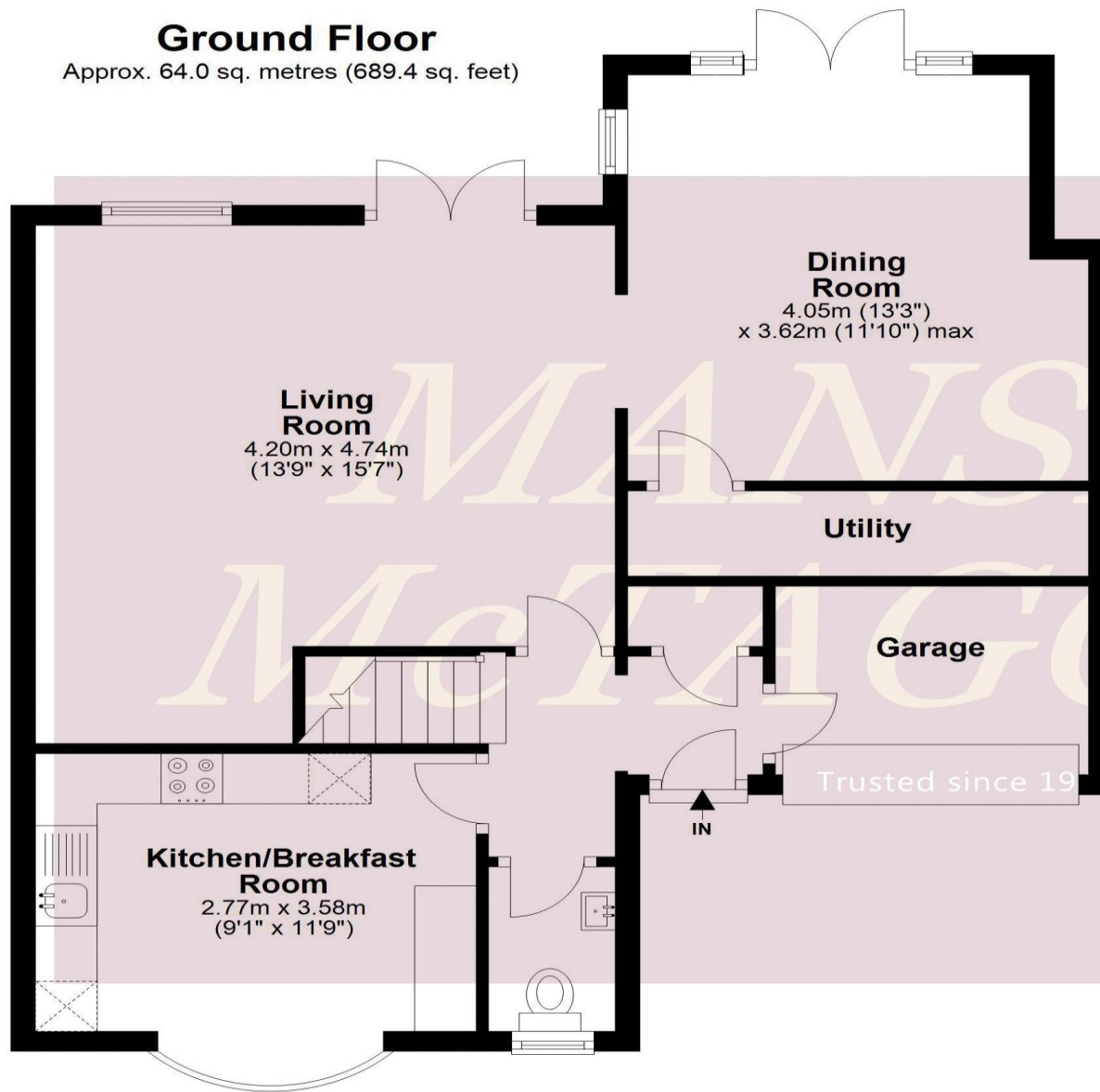
From our office turn right on London Road and proceed to the first roundabout. Take the second exit onto West Street. At the next roundabout take the first exit onto Ship Street. Proceed along Ship Street and at the roundabout take the first exit onto Hermitage Lane. Take the second left onto Lower mere then take the first left into Mallard Place where the property can be found at the end of the cul-de-sac on the right hand side.

Please check google maps for exact distances and travel times (property postcode: RH19 4TF)

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		73
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	55	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

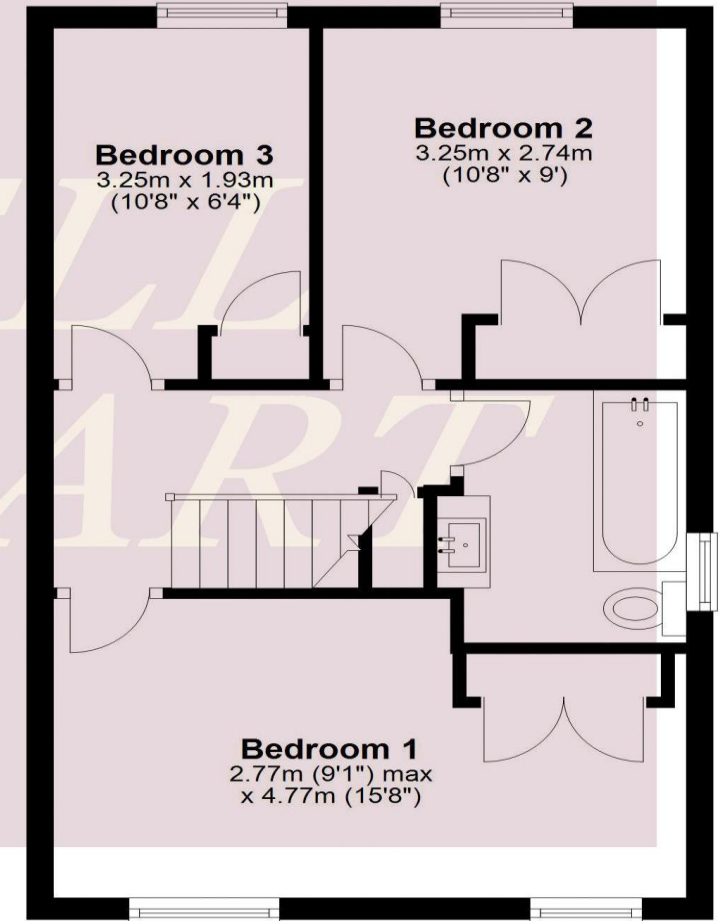
Ground Floor

Approx. 64.0 sq. metres (689.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.3 sq. feet)

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