



Mciver Close, Felbridge, Surrey. RH19 2PN

Guide Price £670,000 - £690,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

in brief...

- Executive detached family home
- 2214sq ft of accommodation
- Five bedrooms
- Four reception rooms
- Three bathrooms and cloakroom

- Fitted kitchen & utility room
- Front and rear gardens
- Double garage
- Driveway parking
- Popular cul-de-sac location



A substantial, five bedroom detached executive home which is well located in a popular cul-de-sac in the sought after village of Felbridge.



in more detail...

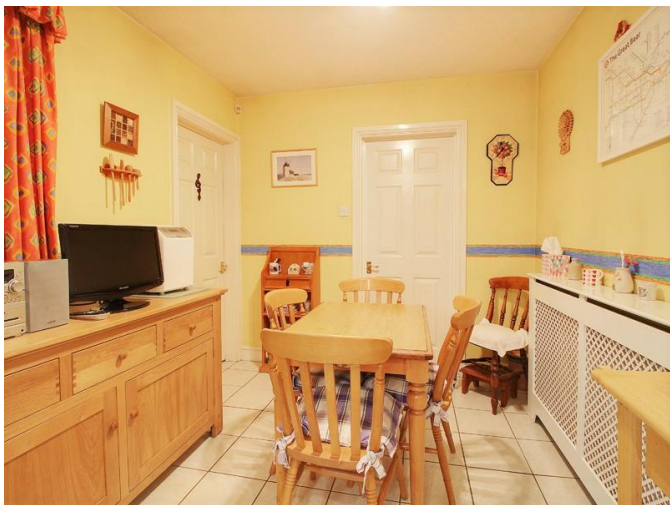
A substantial five bedroom family home, which is well situated in a sought after cul-de-sac.

Located in the desirable village of Felbridge, this attractive property offers extensive accommodation throughout totalling 2214sq ft.

The living space briefly comprises: spacious entrance hall with under stairs storage; downstairs cloakroom; study/office; triple aspect sitting room with gas fireplace and patio doors to the garden; well proportioned dining room; fitted kitchen/breakfast room with tiled flooring; useful utility room with personal door to the garage and a door to the side. A dual aspect family room currently used as a music room, with patio doors to the garden completes the ground floor.

On the first floor there is a sizeable landing with airing cupboard and ladder access to a part boarded loft; large master bedroom with built in wardrobes and an ensuite bathroom with shower and bath; double guest bedroom with ensuite shower room; third double bedroom; two further bedrooms and a family bathroom completes the accommodation.

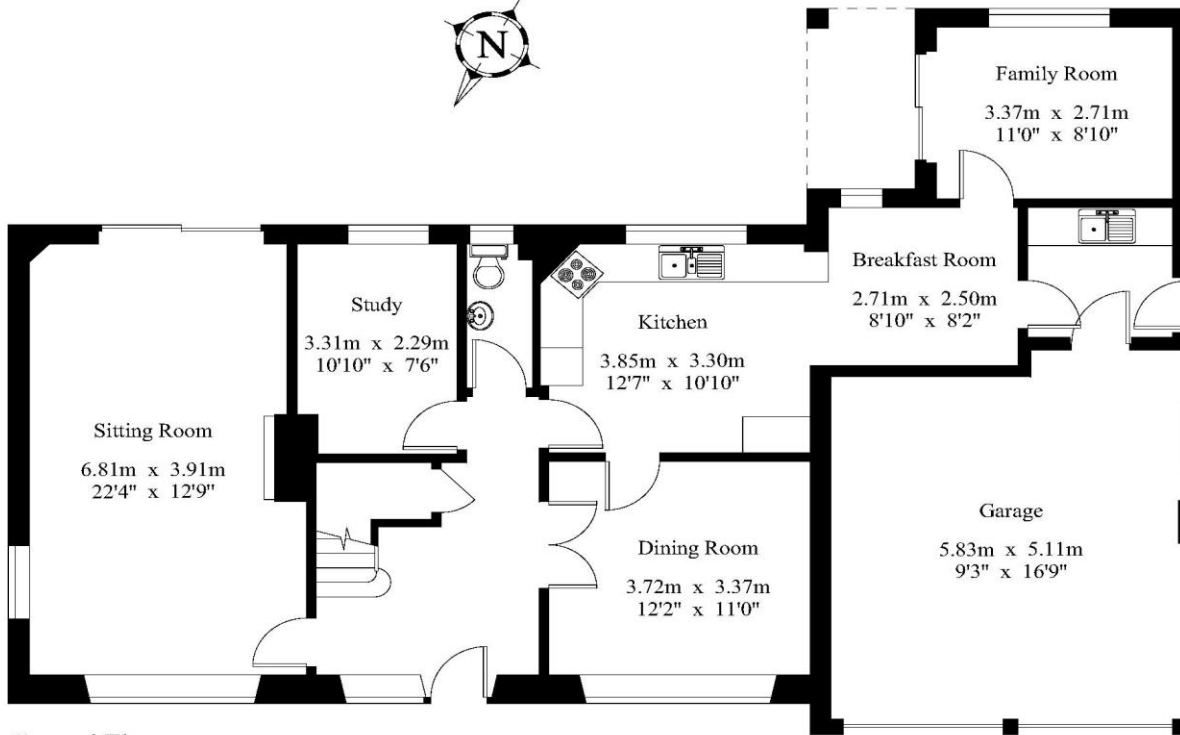
Externally there is a front garden area with hedge and shrub screening and driveway parking for two cars which leads to the generous double garage with twin, up and over doors and personal door to the house. Gated side access is provided to the South Easterly aspect rear garden which benefits from a patio area, an expanse of lawn and timber shed storage all with seclusion provided by tree and shrub screening.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	78
England & Wales	EU Directive 2002/91/EC	

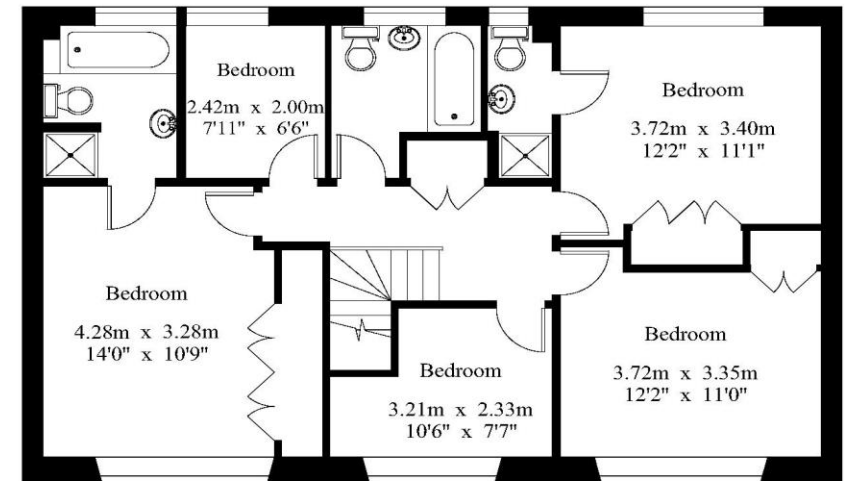
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	72
England & Wales	EU Directive 2002/91/EC	





Ground Floor

Gross Internal Area : 205.7 sq.m (2214 sq.ft.)



First Floor

FOR IDENTIFICATION PURPOSES ONLY

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the location...

Felbridge is ideally positioned on the outskirts of East Grinstead within walking distance of both Felbridge Primary school and Imberhorne comprehensive school. Located nearby are numerous local amenities including tennis courts and a bowling green plus easy access to the Surrey/Sussex border walkway and Worth Way, both ideal for dog walking. The nearby town of East Grinstead is situated approximately halfway between London and the South Coast; the area boasts a wealth of architectural heritage and is surrounded by some of the finest countryside in the South East, including the Ashdown Forest. There is a wide selection of shops, pubs, restaurants and coffee shops to cater for all. East Grinstead mainline train station provides frequent services to London (Victoria/London Bridge in approx 1 hr) and offers easy access to the M23/M25 motorway and Gatwick Airport by road.

DIRECTIONS

From our office on London Road turn left, proceed straight over the first roundabout and bear left onto Beeching Way. Continue onto the A22 taking the left hand lane and keep left onto the A22 (London Road). Head straight over the roundabout and continue along London Road before turning left at the second set of traffic lights onto A264 (Cophorne Road), then take the first left onto Crawley Down Road. Proceed for approximately half a mile before turning right into Mciver Close, where the property can be found on the right hand side.

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