



Garnham H Bewley

Price

£525,000

Crossways Avenue, East Grinstead



- Fabulous Detached Home
- Excellent Decorative Order
- Spacious Accommodation
- W.C and Utility Room
- Generous Size Lounge
- Luxury Fitted Kitchen
- Well-appointed Bathrooms
- Brick Paved Driveway

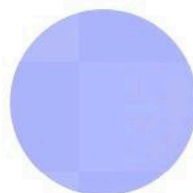
For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



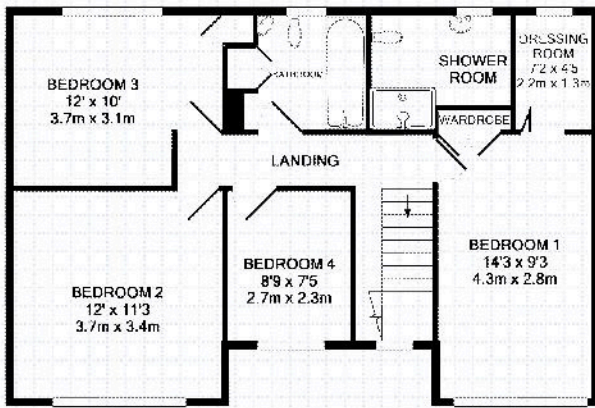
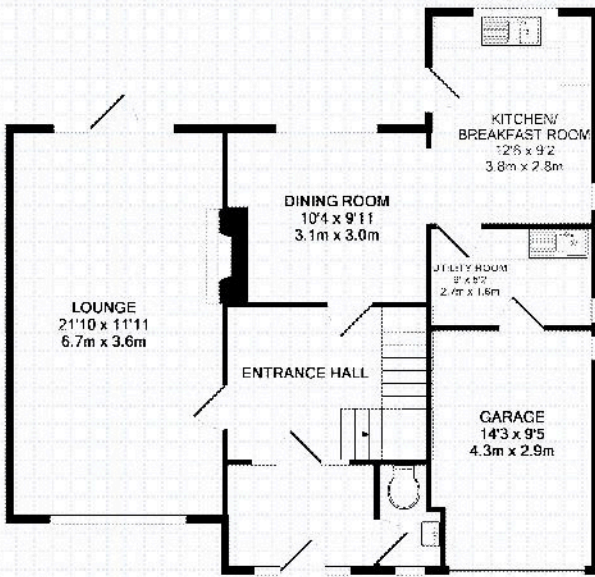
68 Crossways Avenue, East Grinstead, RH19 1HZ

A stunning extended four bedroom detached family home backing onto Chapmans lane on the popular Imberhome development. The current owners over the past 5 years have completely modernised the property throughout including new heating system, re-wire, new bathrooms and kitchen and redecoration and new flooring throughout. The ground floor accommodation comprises of a good size entrance porch with downstairs cloakroom, spacious reception hall with under stair storage, stairs to first floor landing, character windows to the front aspect and Parquet flooring. The generous size lounge benefits from a beautiful fireplace with a wood burning stove, double aspect windows to the front and rear and a door to the rear garden. The stylish refitted kitchen comprises of a comprehensive range of wall and base level units with area of work surfaces, one and a half bowl sink/drain, integrated fridge, space for dishwasher and space for a range cooker. There are part tiled walls, tiled floor, window to rear aspect and a door to the rear garden. The kitchen opens through to the dining room which over-looks the rear garden. There is also a utility room off of the kitchen which comprises of a one and a half bowl sink/drain, base level units and a window and door to the side aspect. The first floor accommodation comprises of four good size bedrooms of which the master bedroom has built in wardrobes and a dressing room which could also be used as a nursery. There is a well-appointed en-suite with double shower cubicle, low level W.C, wash hand basin with mixer tap, window to rear aspect, part tiled walls and a heated towel rail. The family bathroom is also finished to a high standard. Outside the property to the front is a brick paved driveway offering ample off road parking and an integral garage with an up and over door, power, light and window to side aspect. The rear garden has been beautifully designed by the current owners giving a fantastic rear garden with a lovely size patio area, large expanse of lawn with a variety of mature shrubs and flowers. There is also side gate access. The property is within easy reach of popular Primary and Secondary schools and East Grinstead Railway Station.



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Accommodation



Whilst every attempt has been made to ensure the accuracy of the floor plan, certain details, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. These views, drawings and appliances shown have not been tested and no guarantee as to their availability or effectiveness can be given.
Valid until: 26/09/2014

Entrance Porch

7' 9" x 6' (2.36m x 1.83m)

Downstairs Cloakroom

Reception Hall

11' 7" x 8' 9" (3.53m x 2.67m)

Lounge

21' 10" x 11' 11" (6.65m x 3.63m)

Kitchen

12' 6" x 9' 2" (3.81m x 2.79m)

Dining Room

10' 4" x 9' 11" (3.15m x 3.02m)

Utility Room

9' x 5' 2" (2.74m x 1.57m)

Landing

Master Bedroom

14' 3" x 9' 3" (4.34m x 2.82m)

Dressing Room

7' 2" x 4' 5" (2.18m x 1.35m)

En-suite

8' x 6' 4" (2.44m x 1.93m)

Bedroom 2

12' x 11' 3" (3.66m x 3.43m)

Bedroom 3

11' 11" x 10' (3.63m x 3.05m)

Bedroom 4

8' 9" x 7' 5" (2.67m x 2.26m)

Bathroom

Driveway

Garage

14' 3" x 9' 5" (4.34m x 2.87m)

Rear Garden



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Transport Information
 Nearest stations
 East Grinstead (0.4 mi)
 Dormans (2.2 mi)
 Lingfield (3.4 mi)

Nearest Schools
 St Peter's Catholic Primary School Distance:0.1 miles
 Halsford Park Primary School Distance:0.2 miles
 St Mary's CofE Primary School, Distance:0.5 miles
 Imberhorne Upper School, Distance:0.4 miles

East Grinstead

01342 410227

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

SAP
Energy Performance Certificate

66, Crossways Avenue
EAST GRINSTEAD
RH19 1HZ

Dwelling type: Detached house
Date of assessment: 10 April 2009
Date of certificate: 10 April 2009
Reference number: 9008-8069-6294-6501-4070
Total floor area: 137 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs, and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Band	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-48)		
G (1-40)		
Current	59	68

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Band	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-48)		
G (1-40)		
Current	65	65

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	287 kWh/m ² per year	210 kWh/m ² per year
Carbon dioxide emissions	6.1 tonnes per year	4.8 tonnes per year
Lighting	£117 per year	£67 per year
Heating	£766 per year	£637 per year
Hot water	£164 per year	£131 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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