



Guide Price £400,000 - £420,000 Freehold

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Forge Wood, Crawley, RH10

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LOCATED ON THE POPULAR FORGE WOOD DEVELOPMENT IS THIS STUNNING THREE BEDROOM SEMI-DETACHED FAMILY HOME BUILT BY TAYLOR WIMPEY. THE PROPERTY IS PRESENTED IN SHOW HOME CONDITION THROUGHOUT WITH A GENEROUS WEST FACING REAR GARDEN & DRIVEWAY FOR TWO CARS.

This property offers modern and contemporary living whilst providing excellent access to Three Bridges train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities.

On entering the property, you step immediately into the spacious entrance hall which gives access to all ground floor accommodation and offers plenty of space for shoes & coats. To your right is the fitted kitchen with a modern range of white base and eye level units with work surface surround, there are spaces for freestanding fridge/freezer, dishwasher and washing machine. An electric oven, gas hob and cooker hood are all fitted within the kitchen. A small breakfast bar has been fitted for ease as one of the many further enhancements made by the current owners. Moving down the hallway on your right is the spacious w/c incorporating low level w/c and wash hand basin. The main living/dining room is located at the rear of the property and benefits a view of the rear garden, with its west facing aspect the room is filled with light throughout the afternoons. The main living space measures 16'6" x 15'8" and can comfortably hold a range of sofas and a six-seater dining table.

The first-floor landing is accessed via stairs that lead from the hallway. From the landing you can access all three bedrooms, family bathroom and loft via a drop down ladder. The master bedroom located at the front of property is a light and spacious room with built in double wardrobe, it can easily accommodate a king size bed and a range of other bedroom furniture. Bedroom two is also a double room with a built in double wardrobe, its located at the rear of the property overlooking the garden, it too can comfortably hold a king size bed and a range of bedroom furniture. Bedroom three is a good sized single measuring 9'1" x 7'3" and is currently used a home office. The family bathroom is part tiled and incorporates a three piece suite, with shower over the bath, low level w/c and wash hand basin.

Outside the property to the front there is a driveway for two cars and a pathway leading to access through the side gate to the rear garden. The rear garden is a real asset to the property with its west facing aspect, allowing plenty of sunshine all afternoon and making it a great sun trap. The garden is mainly laid to lawn, however the current owners have extended the patio area further out and all the way across the back of the house to make a very generous entertaining area for all the family. A further small path leads down one side of the garden to a wooden shed to house your garden tools.



Room Details

Ground Floor

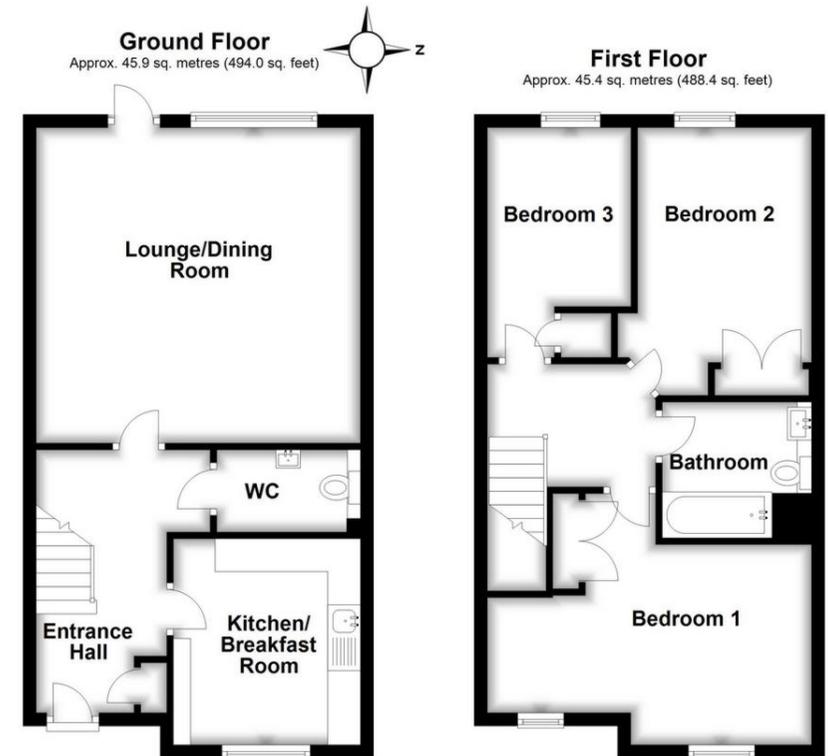
Entrance Hall	
Kitchen	3.19m x 2.90m (10'6" x 9'6")
Cloakroom	2.21m x 1.26m (7'3" x 4'2")
Lounge/Diner	5.03m x 4.78m (16'6" x 15'8")

First Floor

Landing	
Master Bedroom	3.46m to Max 5.02 x 2.96m to max 3.96 (11'4" to max 16'6" x 9'9" to max 12'12")
Bedroom Two	3.48m to wardrobes x 2.69m (11'5" to wardrobes x 8'10")
Bedroom Three	2.76m x 2.21m (9'1" x 7'3")
Bathroom	2.29m x 2.05m (7'6" x 6'9")

Outside

Driveway For Two Cars
West Facing Rear Garden



Total area: approx. 91.3 sq. metres (982.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

