



Guide Price £280,000 - £310,000 Freehold

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Moore & Partners



**GUIDE PRICE £280,000 - £310,000.**

**A fantastic opportunity to buy a spacious two double bedroom Semi-Detached house which is in need of some modernisation. Located within the award winning Forestfield Estate in Furnace Green. Other benefits include a rear garden and garage. No Chain**

Located within the neighbourhood of Furnace Green within the award winning Forestfield Development is this two double bedroom semi-detached property which has an idyllic setting. Located close to Tilgate Forest this is a perfect family setting I'm sure all the family will enjoy. Although the property is in need of some modernisation there is spacious accommodation throughout which would suite any family needs. Located within the catchment area for excellent Junior and Senior schools. The popular Tilgate Forest and Tilgate Golf Course are a short distance away. The property is only one mile from Three Bridges station with its fast commuter links to London, equally, junction 10 of the M23 is easily and quickly accessible by car North and South bound.

On entering the property, you walk immediately into the entrance hall, which provides access to the utility room and downstairs cloakroom. A further door leads nicely into the open plan inner hallway which provides access to the kitchen/diner, double aspect lounge and stairs that rise to the first floor. The open plan kitchen/diner is light and bright with a range of base and eye level units which are complimented with work surface surrounding. A rear aspect window overlooks the rear garden and a door provides direct access into the rear garden. The open plan dining area has front aspect sliding patio doors to the front courtyard area which allows plenty of natural light to filter through and can comfortably hold a six-seater dining room table and chairs. The dining area could be extended out into the courtyard as many other properties on the development have done so already. The 17' 7" double aspect lounge is a great place to relax of an evening with patio doors which overlook and lead out to the rear garden.

The first-floor landing provides excellent storage space and access to both bedrooms and shower room The Master bedroom can comfortably hold a super king size bed and has a range of built-in wardrobes. Bedroom two is also a very generous double bedrooms and can comfortably hold a king -sized bed. The family shower room comprises of a three-piece white suite. Outside. To the front there is a small front garden and pathway leads to a front door.

The rear garden is mostly laid to lawn with a paved patio seating area which is enclosed with some panelled fencing, a rear gate provides rear access to a parking area behind the property. A single garage is located within a block of garages and there is residential parking on a first come first serve basis.



# Room Details

## Ground Floor

Entrance Hall	8'8" x 4'1" (2.64m x 1.24m)
Storage Area	5'8" x 4'11" (1.73m x 1.50m)
Downstairs W/C	
Kitchen Area	9'9" x 8'9" (2.97m x 2.67m)
Dining Room	13'3" x 8'5" (4.04m x 2.57m)
Lounge	17'6" x 10'7" (5.33m x 3.23m)

## First Floor

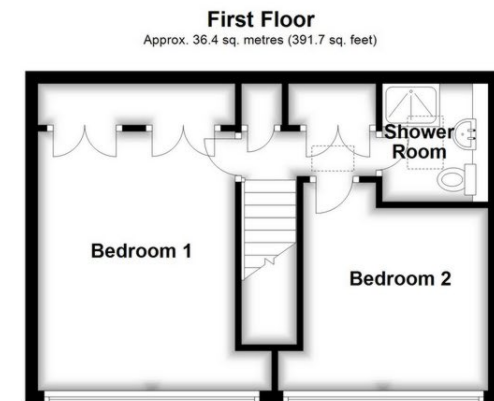
Landing	
Master Bedroom	15'1" x 10'7" (4.60m x 3.23m)
Bedroom Two	12'4" x 10'0" (3.76m x 3.05m)
Shower Room	6'6" x 6'2" (1.98m x 1.88m)

## Outside

- Enclosed Front Courtyard
- Rear Garden
- Garage En-Block



Ground Floor  
Approx. 46.0 sq. metres (495.4 sq. feet)



First Floor  
Approx. 36.4 sq. metres (391.7 sq. feet)

Total area: approx. 82.4 sq. metres (887.1 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.



