



Hammerwood Road, Ashurst Wood

Offers In Excess Of **£550,000**

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Hammerwood Road

Ashurst Wood, West Sussex

A well presented and attractive, three double bedroom semi detached property which is situated in the quiet and sought after village of Ashurst Wood. This Victorian property offers versatile living space over three floors totalling 1,273 Sq ft and has the potential to be extended into a 4/5 bedroom property STPP.

The living accommodation briefly comprises: entrance hall; cloakroom/utility room with a WC, wash hand basin and space for washer machine/dryer; 24 ft living room with an open fireplace and French doors to the garden; dining room with understairs cupboard and feature fireplace. A fitted kitchen with a range of wall and base level units, stacked ovens, 5 gas ring hob, spaces for other appliances and French doors to the garden concludes the ground floor.

The first floor consists of a landing/study area with an airing cupboard; master bedroom with fitted wardrobes; family bathroom with a WC, wash hand basin and a bath with an overhead shower. Double guest bedroom with fitted wardrobes and a feature fireplace. The second floor is dedicated to the third double bedroom which has eaves storage and the potential to add an en suite bathroom.

Externally there is a gated driveway with space for a small car. The private mature garden is mainly laid to lawn with a patio seating area abutting the front of the property. A variety of mature trees, hedges, shrubs and plants provide a high level of seclusion and privacy. There is also a timber shed.



- Semi detached family home



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Council Tax band: D

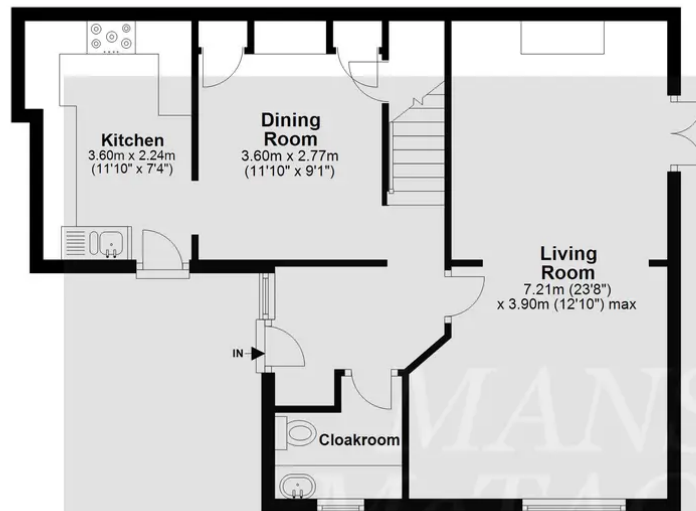
Tenure: Freehold

- Semi detached family home
- Three double bedrooms
- Victorian property
- 1,273 Sq ft of versatile living space
- 24ft living room
- Study
- Private garden
- Parking for 1 car
- Village location
- Potential to extend and turn into a 4/5 bedroom property STPP



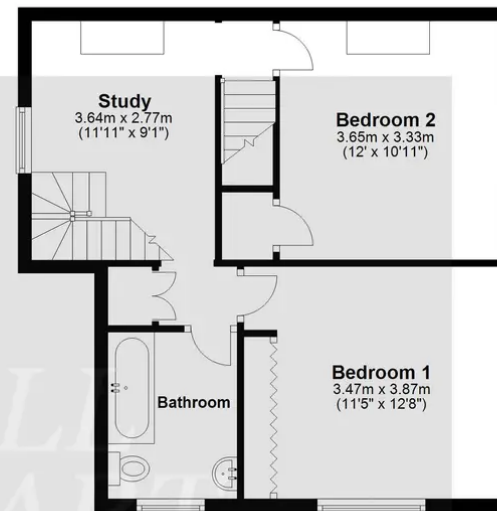
Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Second Floor

Approx. 15.3 sq. metres (164.8 sq. feet)



Total area: approx. 118.3 sq. metres (1272.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road - RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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