



Hatch End, Forest Row, East Sussex

 **KMJProperty**  
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- Driveway
- Garage
- 3 Double Bedrooms
- Semi- Detached
- Rear Garden

Introducing this charming and well-presented 3 double bedroom, 2 bathroom semi-detached property located in the sought-after area of Forest Row.

As you approach the property, you are greeted by a spacious driveway and extended garage, providing ample parking.

As you step inside you enter the entrance hall with a built-in storage cupboard. To your right there is an exceptionally large and bright lounge area with two large windows that flood the room with natural light. The focal point is the feature fireplace, adding a touch of character to the space.

The open kitchen/dining area provides ample upper and lower storage, counter-top space, space for appliances and built-in wall shelving. The dining area features a unique brick style wall, adding charm to the room. Off the kitchen there is a useful further single room / study room and the back door provides easy access to the rear garden terrace perfect for outdoor entertaining.

Heading upstairs, you will find three double bedrooms, all generously sized and boasting large windows. The main bedroom and third bedroom are equipped with built-in storage cupboards for added convenience. There is a spacious part boarded loft with a built in loft ladder accessed from one of the bedrooms.

The first floor also features a separate shower room and a particularly spacious bathroom. The shower room offers a WC and electric shower cubicle, while the main bathroom includes a bath, WC, and pedestal wash basin.

Lastly the rear garden includes a paved terrace, perfect for summer furniture and BBQ evenings. As well as an easily maintained lawn area surrounded by mature shrubs and trees, a fish pond and a lower graveled area.

Forest Row benefits from excellent transport links, with easy access to major road networks and public transportation options, including bus services. The nearby East Grinstead railway station provides direct connections to London, making Forest Row the ideal commuter village.

**MORE PROPERTIES REQUIRED IN ALL AREAS**





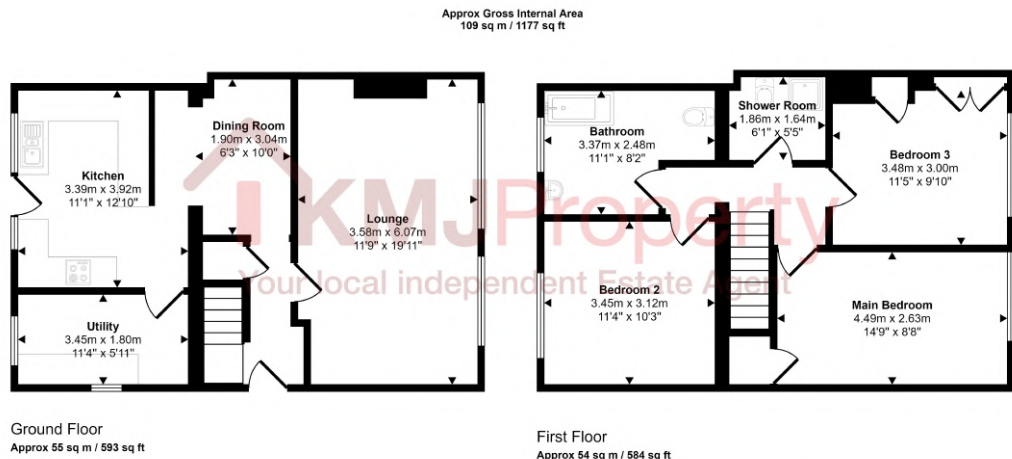




# Notes

Council Tax: D

Tenure: Freehold



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**AGENT NOTE:** KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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**GOLD WINNER**  
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- 📍 Forest Row

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2022  
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**GOLD WINNER**  
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