



60 Hartfield Road, Forest Row, RH18 5BY

£450,000 Freehold

**MANSELL
McTAGGART**
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60 Hartfield Road

Forest Row, Forest Row

An extended Edwardian semi detached house set in a popular location in the lively village of Forest Row, which lies on the northern fringe of Ashdown Forest. The current owners have modernized the property with new flooring throughout, updated the family bathroom and installed a new combi boiler. It is also extended to the rear to include a light and bright conservatory/dining area. In total the floor area extends to over one thousand square feet/ one hundred and five square meters, and comprises on the ground floor a south east facing sitting room with bay window, and an adjacent dining room currently being used as a playroom. To the back of the property there is a large open plan kitchen/dining area with double doors to the rear garden. There are fitted solid wood worktops with an inset stainless steel sink unit, electric hob, double oven, integrated dishwasher, a good range of storage cupboards/drawers and the owners currently house a table large enough to seat six. In addition there is also an updated bathroom and an area for a tumble dryer on this lower level. The first floor has three bedrooms, two of which overlook the garden and a cloakroom with w.c. suite and hand basin. The main bedroom has a south facing aspect with a large storage cupboard. Outside there is a front garden laid to lawn with established hedging. A side gate leads to the rear garden which is of a good size with a raised paved terrace. To the bottom of the garden there are established shrubs and a useful, newly erected, fully insulated, timber garden room measuring approximately 20ft x 8ft. The owners have also recently erected a storage shed measuring approximately 8ft x 4ft and a timber shelter. EPC Rating 'D' Council Tax Band 'D'





60 Hartfield Road

Forest Row, Forest Row

An extended semi detached house set in a popular location in the lively village of Forest Row close to local shops/cafes/primary school and good dog walks..

Council Tax band: D

Tenure: Freehold

- SEMI DETACHED HOUSE
- 3 BEDROOMS BATHROOM
- SITTING ROOM DINING ROOM
- LOUNGE WITH FIREPLACE
- KITCHEN/CONSERVATORY
- REAR GARDEN WITH NEW OUTBUILDING
- NEW CARPETS & BOILER
- CLOSE TO VILLAGE CENTRE
- NON ESTATE LOCATION
- NR VILLAGE PRIMARY SCHOOL





Approximate Gross Internal Area = 105.48 sq m / 1135.37 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Forest Row

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