



Crosswater Road, Forge Wood

£375,000

**MANSELL
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Crosswater Road, Forge Wood

- Two well-proportioned bedrooms
- Allocated parking with EV charger
- Multiple visitor parking spaces
- Private garden with storage shed
- Remainder of NHBC warranty
- Close proximity to Gatwick, bus routes, schools and amenities
- Popular residential location
- Council Tax Band 'C' and EPC 'B'

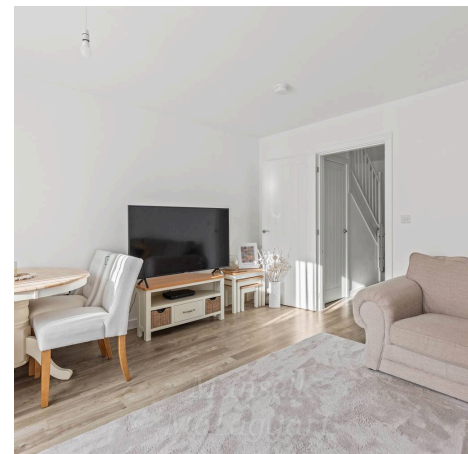
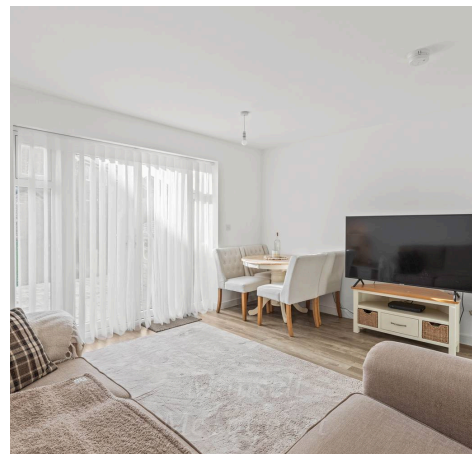
A modern and stylish two-bedroom mid terrace family home situated in the popular new development of Forge Wood.

The property sits in a quiet no through road and is within close proximity of Gatwick airport, bus routes, schools, shops and amenities.

Upon entering the property, there is a spacious hallway with access to the kitchen, living/dining room, cloakroom and stairs to first floor.

The kitchen houses contemporary wall and base units with work surfaces over, fitted and freestanding appliances and window to front.

Continuing to the living/dining room, which is a bright and airy space comfortably housing a large family sofa, six+ person dining table and freestanding furniture. The room is completed with French doors overlooking the rear garden.



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Upstairs, there is a hallway giving access to both bedrooms, family bathroom and loft.

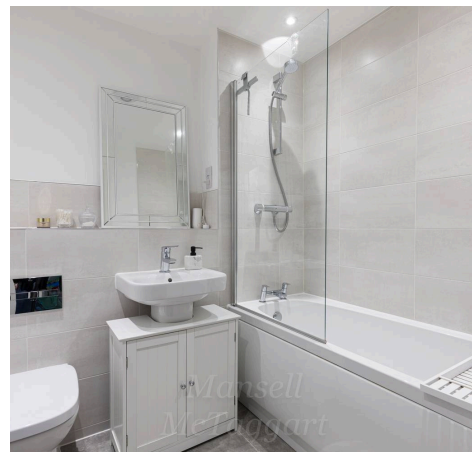
Both bedrooms are of generous proportions, easily housing double beds and furniture. The master bedroom is located at the rear of the property, overlooking the garden. Bedroom two is located at the front.

The bathroom sits in between both bedrooms, benefiting from a low level w/c, wall mounted towel rail and panel enclosed bath.

Outside, the property benefits from a well-proportioned garden which is mainly laid to lawn with a patio area abutting the property. To the front, there is allocated parking for one vehicle alongside a built in EV charger.

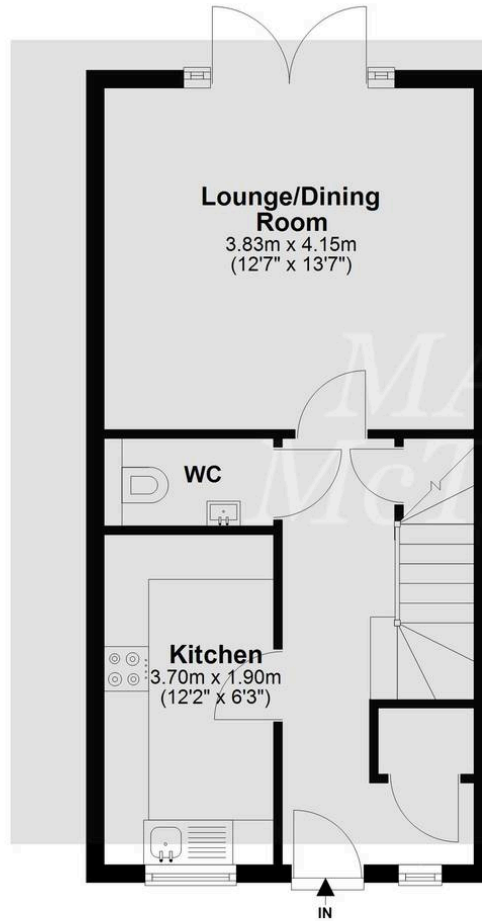
Agents Note

There is an annual Service Charge of £340.00



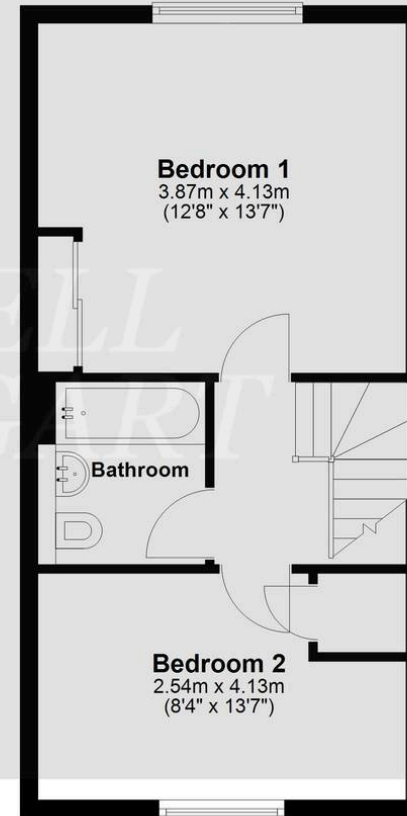
Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 71.9 sq. metres (773.9 sq. feet)

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