



**31 Hammerwood Road, Ashurst Wood**

Offers in Region of **£550,000**

**MANSELL  
McTAGGART**

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# 31 Hammerwood Road

Ashurst Wood, East Grinstead

A semi detached house dating from the Edwardian era within the village of Ashurst Wood bordering East & West Sussex. The house stands in a non estate location within a hundred yards of bus stops providing services to East Grinstead and Forest Row, both within two miles.

This character home has good sized rooms arranged over two floors comprising: Ground floor, 24' Open plan lounge/diner, kitchen/breakfast room and ground floor shower room with WC. On the first floor are 3 bedrooms and a family bathroom.

Outside is a garage and driveway parking. There is a small front garden and a pleasant rear garden, laid to lawn with a timber workshop.

The village itself has a local convenience store, a renowned butchers shop, hairdressers and various other local businesses. There is a primary school and pre school, with the larger upper school, Sackville College, in East Grinstead. The larger village of Forest Row provides a wide range of local shops, stores, cafes and restaurants whilst rail services are available in East Grinstead, and Cowden. Gatwick Airport/Rail Station and the M23 motorway are all within twenty miles.

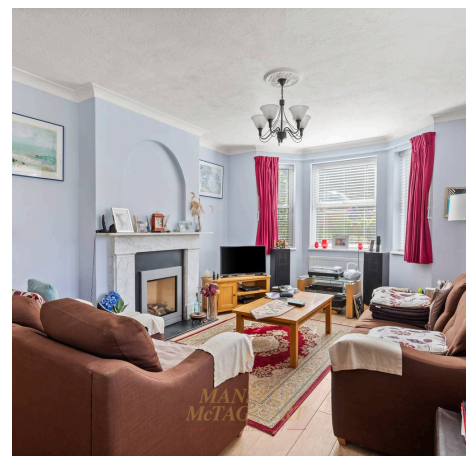
Council Tax Band 'D' £2,375.29 (2025/26)

EPC Rating 'D'

Council Tax band: D

Tenure: Freehold

- CHARACTER SEMI DETACHED HOUSE
- 3 BEDROOMS & FAMILY BATHROOM
- KITCHEN/ BREAKFAST ROOM





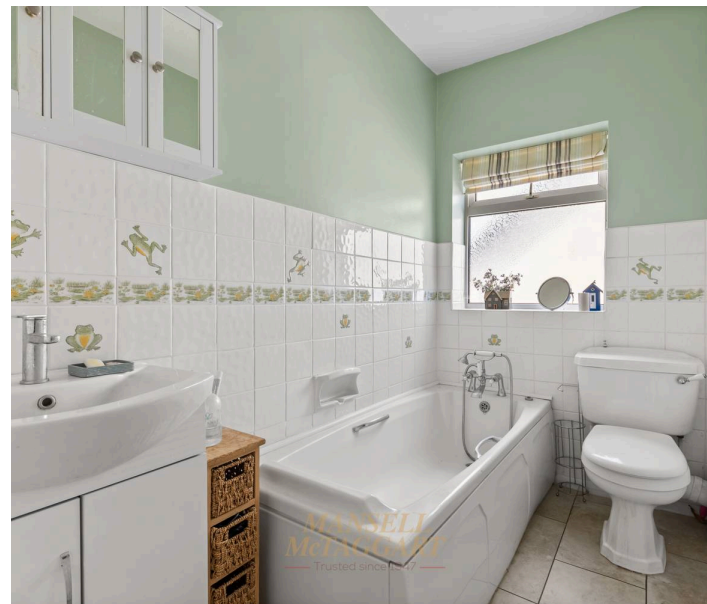
## 31 Hammerwood Road

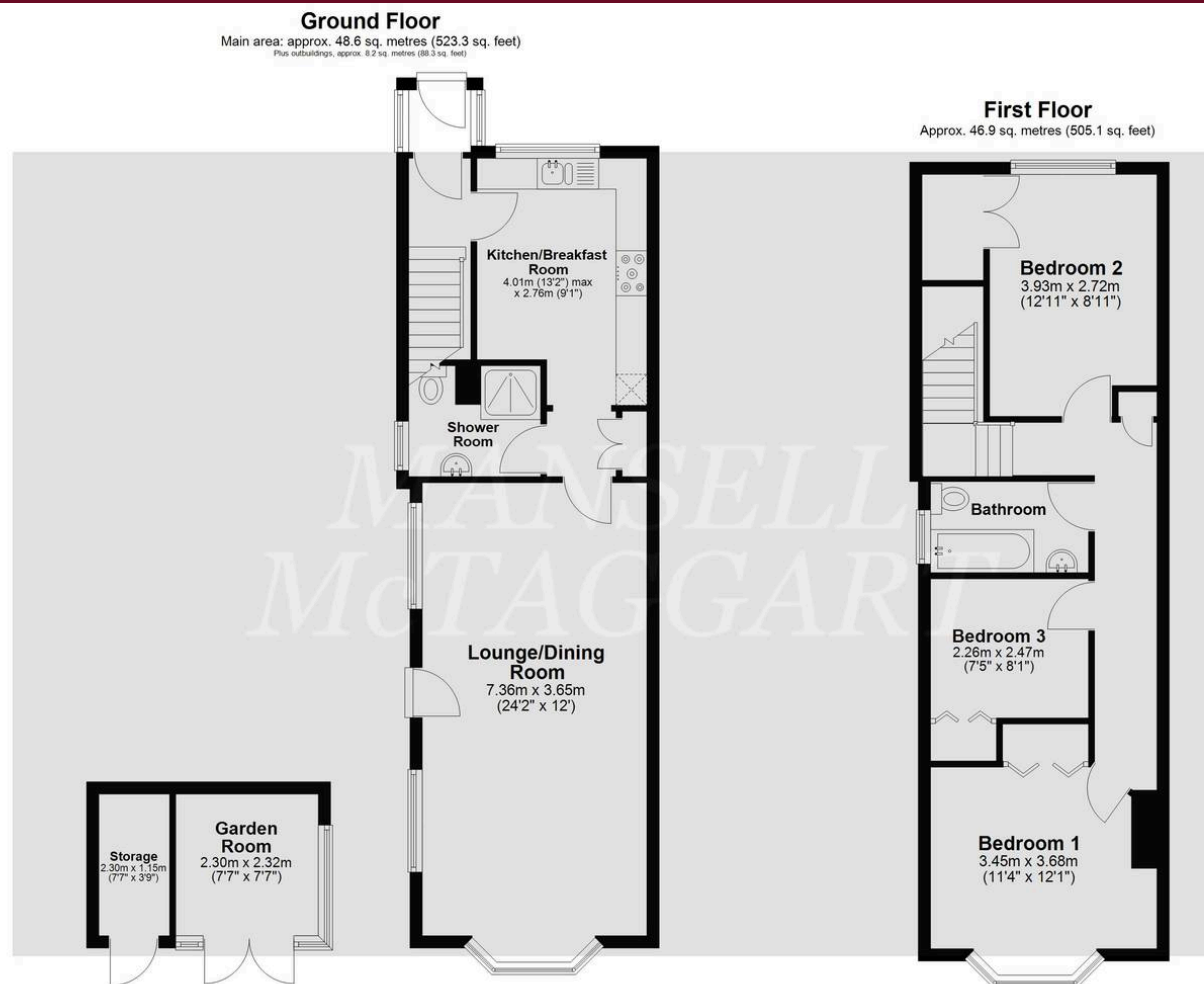
Ashurst Wood, East Grinstead

Character 3 bedroom semi detached house in the village of Ashurstwood, in between Forest Row and East Grinstead. Open plan lounge/dining room, kitchen/breakfast room, downstairs shower room. Driveway Council Tax band: D

Tenure: Freehold

- CHARACTER SEMI DETACHED HOUSE
- 3 BEDROOMS & FAMILY BATHROOM
- KITCHEN/ BREAKFAST ROOM
- OPEN PLAN LOUNGE/DINING ROOM
- DOWNSTAIRS SHOWER ROOM, WC AND WASH BASIN
- VILLAGE LOCATION
- BUILT IN EDWARDIAN ERA
- BETWEEN FOREST ROW & EAST GRINSTEAD
- BUS STOPS CLOSEBY
- 3 MILES EAST GRINSTEAD STATION
- DRIVEWAY PARKING





Main area: Approx. 95.5 sq. metres (1028.3 sq. feet)  
Plus outbuildings, approx. 8.2 sq. metres (88.3 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 buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Forest Row

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