

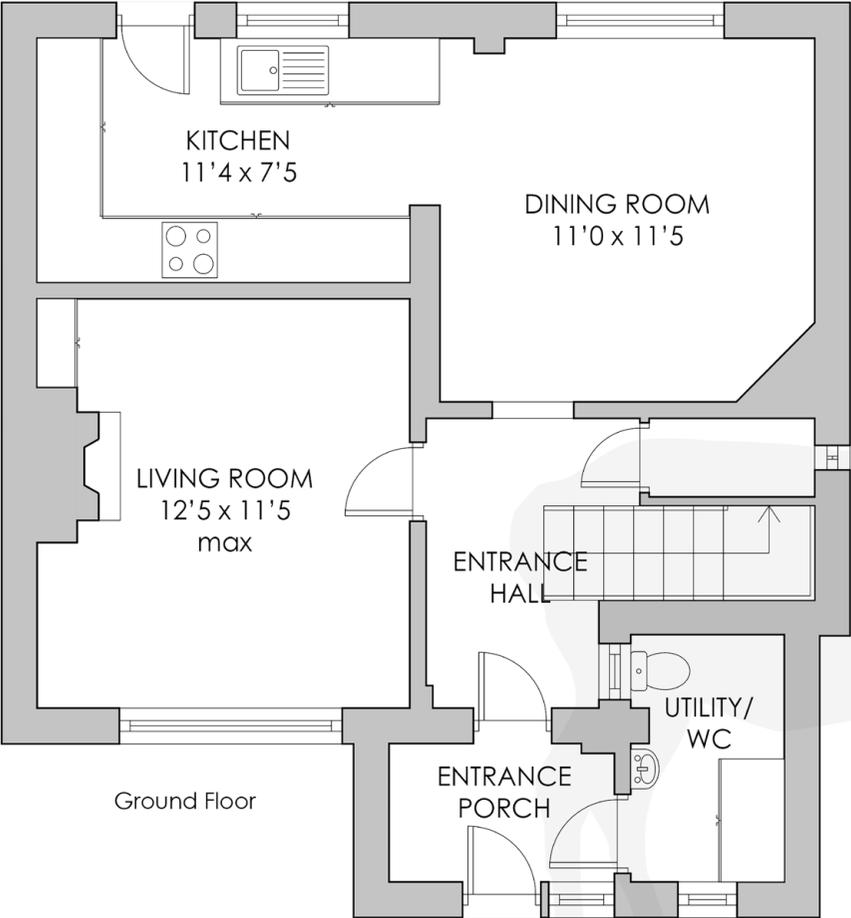


HAMMERWOOD ROAD  
Ashurst Wood, West Sussex

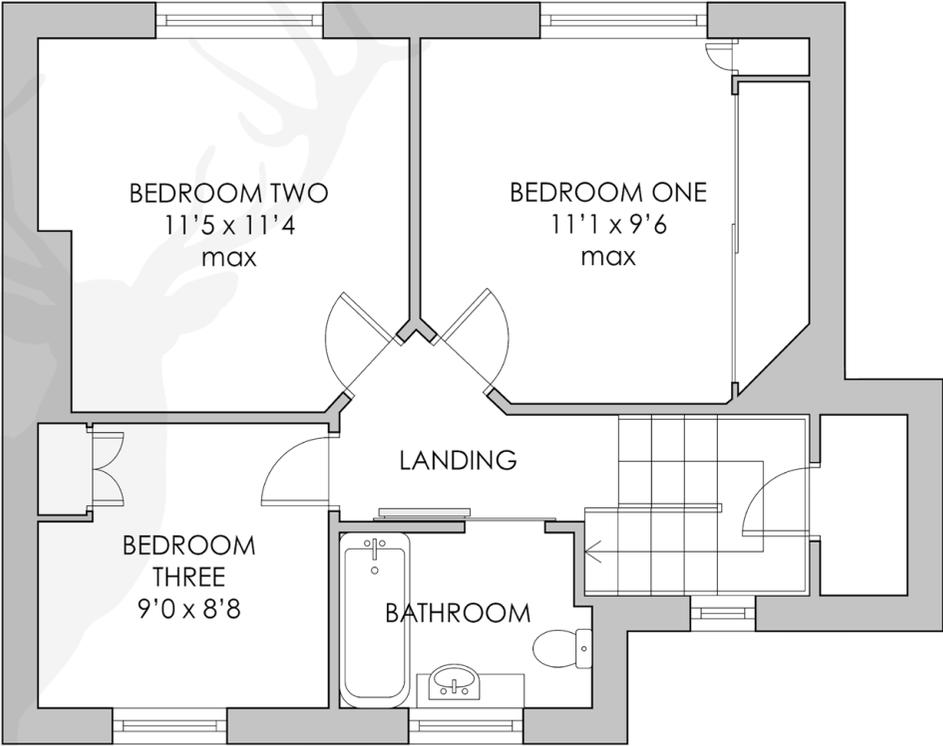


COLE'S  
ESTATE AGENTS

# FLOOR PLANS



Ground Floor



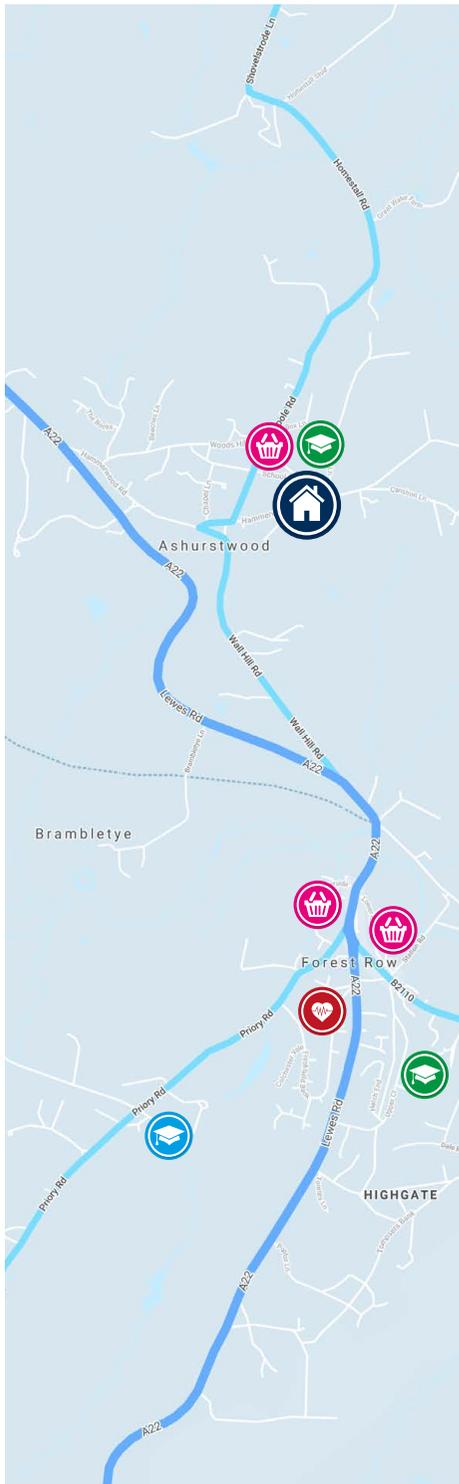
First Floor



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Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# HAMMERWOOD ROAD, ASHURST WOOD, WEST SUSSEX

## PROPERTY DESCRIPTION

A mid terrace property in a quiet location within easy reach of the village centre and local primary school offering well presented accommodation throughout. The ground floor comprises entrance porch, utility/ cloakroom, entrance hall, living room, dining room and refitted kitchen. The first floor consists of three bedrooms and refitted bathroom.

Outside the property benefits from driveway and garden with patio area to front and garden to rear.

Viewings are highly recommended to appreciate the accommodation on offer.

## LOCATION

The property lies within 0.2 miles of various local shops including a general store, family butcher, together with primary school and pub. Forest Row is only 1.3 miles away and has a wider range of specialist shops and facilities whilst East Grinstead is only 2.2 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses, three supermarkets, cinema and leisure facilities.

East Grinstead train station is 2.6 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 12 miles away whilst the M25 is 13 miles distant.

## KEY INFORMATION

Internal Area 950 sq ft  
Max Broadband 67 Mbps  
Tenure Freehold  
EPC Rating TBC

Local Council MID SUSSEX  
Council Tax Band D  
Amount per annum £1,901



3



1



2

**Asking Price £425,000**





## ACCOMMODATION

The property is entered via uPVC door to front with frosted double glazed panels, opening to:

### ENTRANCE PORCH

Obscure double glazed window to front, tiled flooring, automatic downlighters, glazed panel door to entrance hall, door to:

### UTILITY/CLOAKROOM

Worksurface with space and plumbing under for tumble dryer and freezer, low level wc, pedestal wash hand basin with tiled splashback, tiled flooring, wall mounted electric heater, downlighters, extractor fan, loft hatch, obscure double glazed window to front.

### ENTRANCE HALL

Stripped wooden flooring, shoe cupboard, radiator, stairs to first floor with large understairs storage cupboard, doorway to dining room, door to:

### LIVING ROOM

Double glazed window to front, stripped wooden flooring, radiator, decorative brick fireplace with wooden mantle and stone hearth, television point, fitted cupboard with shelving over.

### DINING ROOM

Double glazed window to rear, radiator, stripped wooden flooring, decorative beam, open to:

### KITCHEN

Refitted kitchen with a comprehensive range of gloss wall and base units with contrasting worksurfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, 4 ring electric hob, built in double oven and grill, integrated fridge, integrated freezer, integrated washing machine, integrated slimline dishwasher, part tiled walls, vinyl flooring, downlighters, double glazed window and door to rear.

First Floor

### LANDING

Storage cupboard with shelving at the half landing, double glazed window to front, loft hatch, doors to bedrooms, sliding door to bathroom.

### BEDROOM ONE

Double glazed window to rear, radiator, fitted wardrobes with sliding doors, hanging rails and shelving, storage cupboard. ...





### **BEDROOM TWO**

Double glazed window to rear, radiator.

### **BEDROOM THREE**

Double glazed window to front, radiator, vinyl flooring, fitted storage cupboard.

### **BATHROOM**

Refitted suite comprising panel bath with mixer tap and electric shower over, vanity unit with storage cupboards and inset wash hand basin with mixer tap, low level wc, fully tiled walls, heated ladder towel rail, tiled flooring, obscure double glazed window to front.

## **OUTSIDE**

### **FRONT GARDEN**

Brick paved driveway providing off road parking with low brick wall surround, step down to lawn area with outside light and brick paved pathway leading to front door and paved patio area.

### **REAR GARDEN**

Hardstanding patio area with gate to side giving access to the front, lawn area, two garden sheds, pathway to raised decking area, enclosed by fence panels and mature hedging.

## **VIEWINGS**

Viewing by appointment with  
Cole's Estate Agents East Grinstead

**01342 324616**    [sales@colesestateagents.com](mailto:sales@colesestateagents.com)







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