

Guide Price

£530,000

Garnham
H Bewley

34 Park Crescent, Forest Row



- Detached Chalet Bungalow
- Two Double Bedrooms
- Bedroom Three / Dining Room
- Lounge with Feature Fire
- Upstairs and Downstairs Bathroom
- Modern Conservatory
- Front and Rear Gardens

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



34 Park Crescent, Forest Row RH18 5ED

Guide Price £530,000 to £550,000. Garnham H Bewley are pleased to present to the market this deceptively spacious two/three bedroom detached chalet bungalow which has been tastefully modernised by the current owners to create a light and airy space and situated within a quiet cul-de-sac location. The property offers a ample living space and boasts spacious entrance hall, refitted kitchen, lounge with feature fireplace, conservatory, utility area, bedroom three/dining room, downstairs shower room, upstairs bathroom, stunning rear gardens with far reaching views, garage and driveway parking. The property is situated in the ever popular village of Forest Row and internal viewings come highly recommended to fully appreciate this great example of a detached chalet bungalow.

The ground floor consists of front door into entrance hall with access to the downstairs shower room and stairs leading to the first floor. The kitchen has been fitted with a range of wall and base level units with areas of granite work surfaces, 1 1/2 bowl sink with drainer, integrated cooker, gas hob with extractor hood above, fridge/freezer, dishwasher, window to the rear aspect and door to the side. There is a small utility area accessed from the entrance hall. The lounge has a feature fireplace, window to the rear aspect and door into the conservatory. There is also the third bedroom or dining room depending on your needs.

The first floor consists of master and second with dormer window to the rear aspect overlooking the rear garden. There is also the family bathroom to this level which has been fitted with a panel enclosed bath, shower point with glass screen, wash hand basin, low level W.C., airing cupboard and window to the rear aspect.

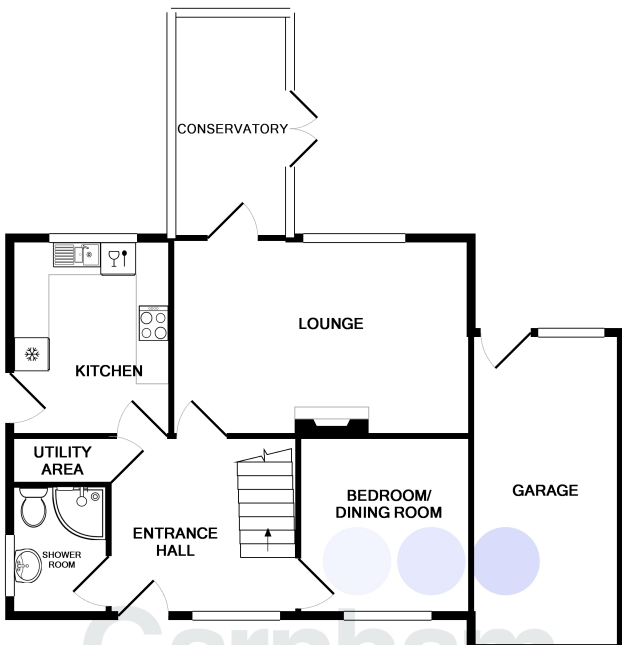
Outside the rear garden has patio area with steps leading to the lawn with mature shrubs and borders and access to both sides of the property. To the front there is an area of garden with driveway leading to the garage. The garage has potential to be extended into and above SSTP



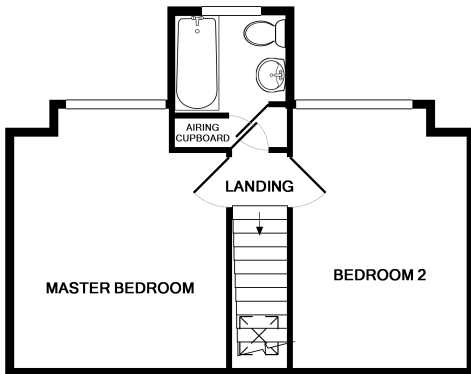
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Accommodation



GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(69.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ground Floor

Entrance Hall

Kitchen

10' 11" x 8' 11" (3.33m x 2.72m)

Lounge

16' 6" x 10' 11" (5.03m x 3.33m)

Conservatory

12' 5" x 6' 6" (3.78m x 1.98m)

Dining Room/Bedroom Three

9' 11" x 9' 6" (3.02m x 2.90m)

Utility Area

5' 5" x 2' 8" (1.65m x 0.81m)

Downstairs Shower Room

6' 5" x 5' 3" (1.96m x 1.60m)

First Floor

Master Bedroom

14' 9" x 12' 1" (4.50m x 3.68m)

Bedroom 2

14' 9" x 10' (4.50m x 3.05m)

Family Bathroom

7' 8" x 7' 4" (2.34m x 2.24m)

Outside

Garden

Garage

17' 3" x 8' 3" (5.26m x 2.51m)

Driveway



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NEAREST STATIONS

East Grinstead Station

3.4 miles

Dormans Station

4.7 miles

Cowden Station

5.2 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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