

Guide Price

£465,000

Garnham
H Bewley

14 Woods Hill Close, Ashurst Wood,



- Semi Detached Family Home
- Three Bedrooms
- Open Plan Accommodation
- Two Reception Rooms
- Main Family Bathroom
- Quiet Cul-De-Sac Location
- Popular Village Location
- Garage & Driveway Parking

For further information contact Garnham H Bewley:

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



14 Woods Hill Close, Ashurst Wood, West Sussex RH19 3RJ

Guide Price £465,000 to £475,000. Garnham H Bewley are delighted to present to the market this extended and well presented semi-detached family home. Located in the ever popular village of Ashurstwood this property boasts an extended ground floor living area, three bedrooms, main family bathroom, an open plan kitchen / family area, spacious rear garden, garage and driveway parking for two cars.

The ground floor comprises a welcoming entrance where there are stairs to the first floor and doors leading to most of the downstairs rooms. The main lounge living area is a fantastic size and benefits from a large window facing the front aspect. The lounge has an open plan arrangement leading through to the Kitchen / breakfast room which stretches the width of the property. The open plan kitchen / breakfast area is a generous size and is fitted with a range of wall and base level units creating ample worksurface and storage. The kitchen area conveniently opens up through to the added conservatory / family room which can be versatile in its use due to its size. The conservatory / family room is also where you can access the garden via double doors. Off the kitchen is the added lean-to ideal for additional storage but also provides access to the integral garage.

On the first floor there are three family sized bedrooms and the main family bathroom. The master bedroom which is located towards the rear of the property benefits from a large window which overlooks the rear garden and also provides space for a selection of freestanding wardrobes. Bedroom two, which is another good size double has a view to the front aspect along with bedroom three which could be used as a generous single/office room. All bedrooms are complimented by the main family bathroom which is fitted with panel enclosed bath with shower and shower screen, low-level WC, wash hand basin, tiled walls and privacy style window facing the rear aspect.

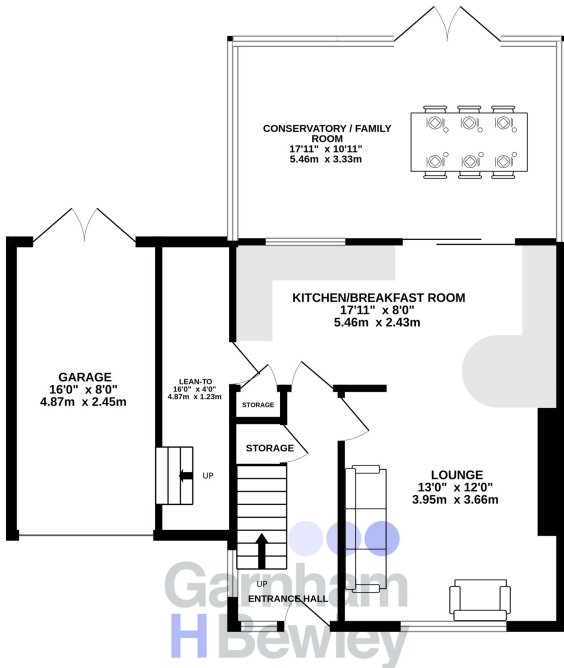
Outside, the property enjoys a generous size garden which is fence enclosed and provides a great space for all the family to enjoy. There is a raised decking area which provides access to the rear of the garage. Towards the front of the property there is driveway parking for two cars and plenty of additional parking on street for visitors. Overall the property is presented in good condition throughout and is located just a few minutes walk from the local park, village shops and local primary school.

For further information contact Garnham H Bewley:

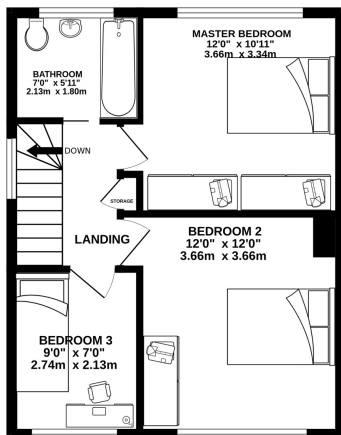
Tel: 01342410227 | Email: eastgrinstead@garnhamhbewley.co.uk



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Accommodation

Ground Floor

Entrance Hallway

Lounge

13' 0" x 12' 0" (3.96m x 3.66m)

Kitchen / Breakfast Room

17' 11" x 8' 0" (5.46m x 2.44m)

Conservatory / Family Room

17' 11" x 10' 11" (5.46m x 3.33m)

Lean-To

Garage

16' 0" x 8' 0" (4.88m x 2.44m)

First Floor

Master Bedroom

12' 0" x 10' 11" (3.66m x 3.33m)

Bedroom Two

12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom Three

9' 0" x 7' 0" (2.74m x 2.13m)

Bathroom

7' 0" x 5' 11" (2.13m x 1.80m)

Outside

Garage

16' 0" x 8' 0" (4.88m x 2.44m)

Rear Garden & Driveway



For further information contact Garnham H Bewley:

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



NEAREST STATIONS

East Grinstead Station - 2.0 miles

Dormans Station - 3.2 miles

Lingfield Station - 4.6 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

For further information contact Garnham H Bewley:

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