

£450,000

9 Blenheim Fields Riverside Road, Forest Row



- Terrace Family Home
- Three Bedrooms
- Two Reception Rooms
- Beautiful Condition Throughout
- Garage & Driveway
- Two Allocated Parking Spaces
- Quiet Cul-De-Sac Location
- No Onward Chain

For further information contact Garnham H Bewley:

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



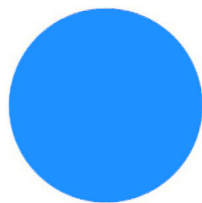
9 Blenheim Fields Riverside Road, Forest Row, East Sussex RH18 5EW

Garnham H Bewley are delighted to present to the market this beautifully presented, three bedroom terraced family home. Located within the ever popular village of Forest Row this property boasts two reception rooms, three bedrooms, modern kitchen, modern bathroom, a private walled rear garden, garage, driveway, two additional allocated parking spaces and is presented to the market with no onward chain.

The ground floor comprises a welcoming entrance hallway where there are stairs to the first floor, doors to all downstairs rooms and access to a separate downstairs WC. Towards the front of the property is the modern kitchen/diner, with the kitchen benefiting from a range of wall and base level units, a selection of integrated appliances and windows facing both the front and side aspect. Towards the rear of the property is the spacious lounge/living area which features a fireplace and double doors leading out to the rear garden.

First floor comprises three bedrooms and the main family bathroom. The master bedroom is a fantastic size and benefits from built-in double wardrobes and two large windows providing an outlook over the rear garden and cul-de-sac. Bedroom two which is another generous double has a view towards the front and side aspect and provides space for a variety of bedroom style furniture. Bedroom three is an excellent size and can be used as either a spacious single or office room.

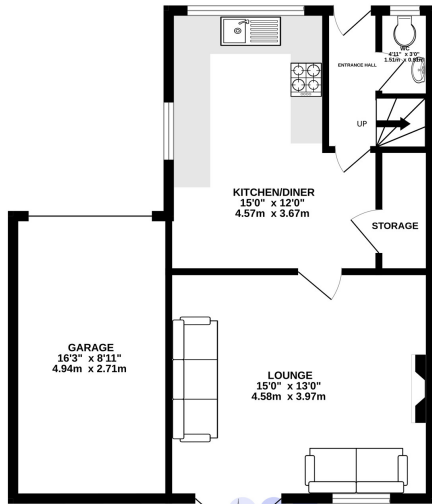
Outside, the property enjoys a private walled rear garden with patio area accessible from the lounge and an area of lawn leading to a range of mature shrubs and flowerbeds. There is a rear gate leading out to where the allocated parking spaces are located. At the front of the property there is access to the garage and also driveway parking. Overall the property is presented in excellent condition throughout and it's just a few minutes from the village shops and local school.



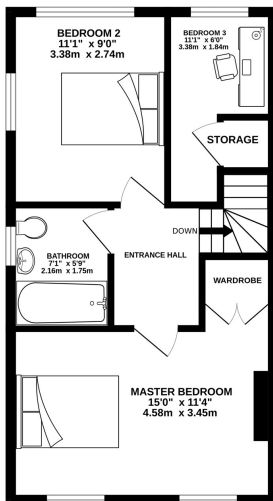
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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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.
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Accommodation

Ground Floor

Entrance Hallway

Downstairs WC

Kitchen / Diner

15' 0" x 12' 0" (4.57m x 3.66m)

Lounge

15' 0" x 13' 0" (4.57m x 3.96m)

First Floor

Master Bedroom

15' 0" x 11' 4" (4.57m x 3.45m)

Bedroom Two

11' 1" x 9' 0" (3.38m x 2.74m)

Bedroom Three

11' 1" x 9' 0" (3.38m x 1.83m)

Bathroom

Outside

Rear Garden

Garage

16' 3" x 8' 11" (4.95m x 2.72m)

Driveway

Two Allocated Parking Spaces



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Forest Row Church of England Primary School - 0.5 miles

Michael Hall School - 0.7 miles

Ashurst Wood Primary School - 0.9 miles

Brambletye School - 0.9 mile

East Grinstead
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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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