

£480,000

11 Woods Hill Close, Ashurst Wood



- Detached Bungalow
- Three Bedrooms
- Lounge with Feature Fireplace
- Kitchen and Conservatory
- Refitted Family Bathroom
- Front and Rear Garden
- Garage and Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



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

Garnham H Bewley are delighted to bring this three-bedroom detached bungalow to the sales market. Situated in a quiet cul-de-sac in the heart of the village of Ashurst Wood, the property enjoys a particularly desirable position backing directly onto local playing fields, with gated access from the rear garden. It is also conveniently located close to the neighbouring villages of Forest Row and East Grinstead.

Access to the property is via a series of steps running alongside the well-stocked front garden, which features a variety of mature shrubs. To the left of the steps is a single garage with an up-and-over door. Gated side access is available on both sides of the bungalow, leading through to the rear garden.

The bungalow opens into a spacious entrance hallway providing access to all three bedrooms, the bathroom, kitchen, separate WC, airing cupboard and a loft hatch leading to a large loft space. Bedroom one is positioned at the front of the property with views over the front garden, while bedrooms two and three are located to the rear, overlooking the attractive garden. The lounge benefits from dual-aspect windows, hardwood flooring and an open fireplace, creating a bright and welcoming living space. The kitchen is fitted with a range of base and eye-level units and offers space for a fridge/freezer, washing machine and gas cooker. A further door leads through to the conservatory, which in turn provides access to the rear garden. The bathroom comprises a panelled bath with shower over, pedestal wash hand basin and radiator, with a low-level WC located in a separate adjoining room. Heating throughout the property is provided by gas central heating via a combination boiler.

An internal viewing is highly recommended to fully appreciate the potential, generous proportions and sought-after location of this bungalow. Please contact our knowledgeable sales team to arrange an appointment.



Welcome
Home



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Accommodation

GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



Ground Floor Entrance Hall

Kitchen
10' 10" x 7' 10" (3.30m x 2.39m)

Conservatory

Lounge
17' 4" x 12' 2" (5.28m x 3.71m)

Main Bedroom
12' 1" x 9' 10" (3.68m x 3.00m)

Bedroom 2
9' 10" x 9' 10" (3.00m x 3.00m)

Bedroom 3
9' 11" x 8' 8" (3.02m x 2.64m)

Bathroom
7' 10" x 5' 5" (2.39m x 1.65m)

Outside Rear Garden

Front Garden

Garage

TOTAL FLOOR AREA: 837 sq.ft. (77.8 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 inaccuracy. These dimensions should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/EC

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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