

Guide Price:

£525,000

£500,000

Garnham
H Bewley

2 Woods Hill Close, Ashurst Wood, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Beautifully Extended Kitchen
- Snug Lounge with Log Burner
- Tastefully Appointed Family Bathroom
- Downstairs Cloakroom
- Private Rear Garden
- Driveway & Garage

For further information contact Garnham H Bewley:

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



2 Woods Hill Close, Ashurst Wood, East Grinstead, West Sussex RH19 3RJ

Guide Price: £500,000 - £525,000. Gamham H Bewley are delighted to offer for sale this stylish and contemporary, three bedroom, semi-detached family home. Excellently positioned and tucked away in the ever-popular village location of Ashurst Wood. Ashurst Wood sits between East Grinstead and Forest Row, and offers an array of shops and amenities and a local primary school, whilst also benefiting from a wealth of stunning countryside.

This family home is entered via a bright and airy entrance hall which provides access to all rooms and has a staircase rising to the first floor. The entire property has been completely renovated by the current owners and has a modern and sophisticated finish throughout. The lounge sits to the front of the property and is comfortable and cosy, it enjoys a wood-fired log burner, which amplifies the room's warm ambiance. There are timber framed, glass double doors which open into the kitchen/diner from the lounge, they allow an abundance of natural light to flow through the property. The kitchen/diner has been tastefully extended to create an enormous and social living space, offering views of the garden and access to it via bi-folding doors opening onto the decked terrace. The Kitchen has a large island breakfast bar at the hub of the room, there is a large sink set into the island. The rest of the kitchen is fitted with a variety of storage, with wall and base level units, beautifully finished with a quartz work-surface. There are integrated appliances built-in including an AEG induction hob with extractor hood above, an AEG double convection oven, fridge/freezer, dishwasher, washing machine, tumble dryer and wine chiller. There are three large Velux roof windows on the extension, which help create a bright and sunny living space.

Upstairs there are three family sized bedrooms, (two doubles and a single). The Master bedroom sits to the front aspect and boasts wall-to-wall, full height built-in wardrobes. All three bedrooms are complimented by a tastefully fitted, fully-tiled family bathroom, which comes complete with a tile-enclosed bathtub with shower above, a large feature wash-hand basin with built-in storage below and wall-hung storage above, low-level WC and a heated towel-rail. There are windows in the bathroom to the rear and side aspect.

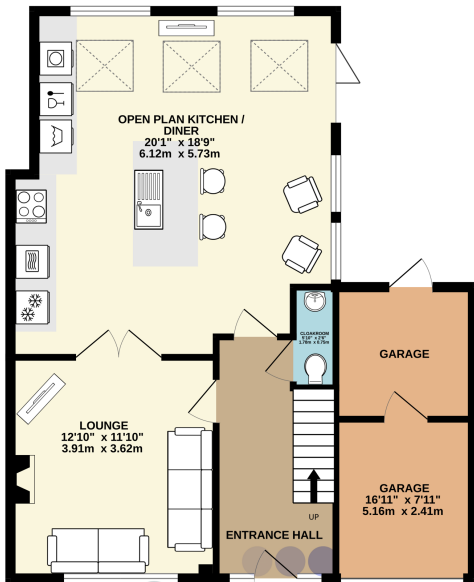
Outside, the rear garden has been beautifully landscaped; it is mainly laid to lawn across the back boundary, but also enjoys a decked area opening up from the Kitchen's bi-folding doors; perfect for relaxing and soaking up the sun throughout the summer. There is side access to the front and also rear access into the garage. The house benefits from a driveway leading up to the garage at the front of the property and a small lawned front garden.



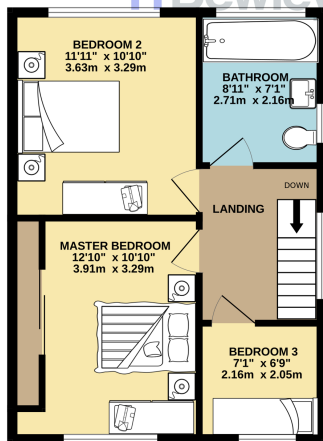
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GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



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442 sq.ft. (41.1 sq.m.) approx.



2 WOODS HILL CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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.
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Accommodation

Ground Floor:

Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

Open Plan Kitchen / Diner

20' 1" x 18' 9" (6.12m x 5.71m)

Cloakroom

5' 10" x 2' 6" (1.78m x 0.76m)

First Floor:

Master Bedroom

12' 10" x 10' 10" (3.91m x 3.30m)

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Three

7' 1" x 6' 9" (2.16m x 2.06m)

Bathroom

8' 11" x 7' 1" (2.72m x 2.16m)

Outside:

Garage:

16' 11" x 7' 11" (5.16m x 2.41m)



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NEAREST STATIONS:

East Grinstead Station (2.0 miles)

Dormans Station (3.3 miles)

Lingfield Station (4.6 miles)

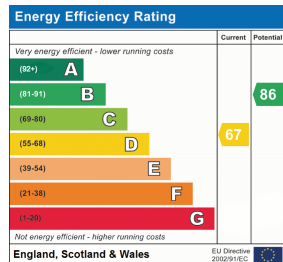
NEAREST SCHOOLS:

Brambletye School (0.3 miles)

Ashurst Wood Primary School (0.4 miles)

Michael Hall School (1.4 miles)

Sackville School (1.2 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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