

Guide Price

£450,000

Garnham  
H Bewley

6 Hammerwood Road, Ashurst Wood



- Stunning Three Bedroom Character Home
- Spacious Kitchen / Breakfast Room
- Lounge With Feature Fireplace
- Two Bathrooms
- Basement / Cellar
- Attractive Courtyard Garden
- Parking
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 6 Hammerwood Road, Ashurst Wood, West Sussex RH19 3TJ

Garnham H Bewley are delighted to offer for sale this wonderful three bedroomed, two bathroom character home located in the ever popular village of Ashurstwood and is offered to a market with no onward chain. The property is tastefully decorated and has charming features throughout.

The ground floor accommodation consists of an inviting reception hall via a newly fitted front door which opens to a fabulous lounge with feature fireplace with wood burning stove and oak mantel, window to the rear aspect, exposed beams which continue throughout the property and an opening through to the kitchen/breakfast room. The kitchen is fitted in a range of wall and base level units with area of work surfaces, ceramic sink with mixer tap, space for kitchen appliances, built-in oven with four ring hob over, door to basement, inset ceiling lighting and double aspect windows providing plenty of light. To the front of the property there is a useful study, dining room/bedroom three and a well appointed downstairs bathroom fitted with a tiled enclosed bath with shower over, glass shower screen, wash hand basin, heated towel rail, tiled floor and window to the front aspect.

The first floor accommodation consists of two generous sized double bedrooms with plenty of room for bedroom furniture and the master bedroom has the luxury of an ensuite bathroom.

Outside, there is a courtyard providing a lovely seating area, large shed, great privacy and gate access. There is a separate parking area alongside. The property is within close proximity of East Grinstead town centre which has a mainline railway station to London terminals.

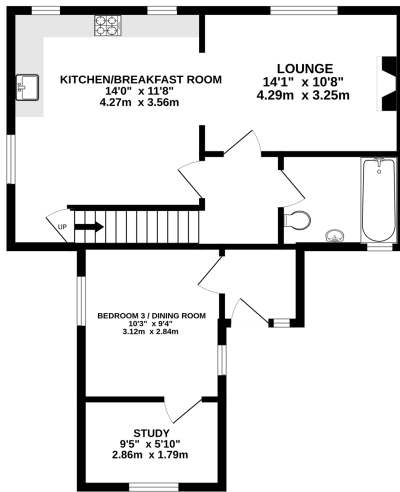


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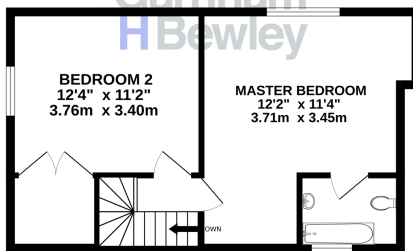
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# Accommodation

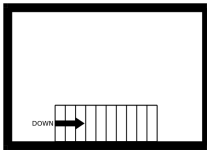
GROUND FLOOR



1ST FLOOR



BASEMENT



Entrance Porch

Entrance Hall

Lounge

14' 1" x 10' 8" (4.29m x 3.25m)

Kitchen / Breakfast Room

11' 8" x 14' 0" (3.56m x 4.27m)

Study

9' 5" x 5' 10" (2.87m x 1.78m)

Bedroom 3 / Dining Room

10' 3" x 9' 4" (3.12m x 2.84m)

Downstairs Bathroom

First Floor

Master Bedroom

12' 2" x 11' 4" (3.71m x 3.45m)

En-suite

Bedroom 2

12' 4" x 11' 2" (3.76m x 3.40m)

Basement

Garden

Parking

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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#### NEAREST RAILWAY STATIONS

East Grinstead Station

2.1 miles

Dormans Station

3.3 miles

Lingfield Station

4.7 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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