

£450,000

65 School Lane, Ashurst Wood



- Semi-Detached Family Home
- Three/Four Bedrooms
- Spacious Lounge
- Dining Room
- En-suite Wet Room
- Conservatory
- Driveway Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



65 School Lane, Ashurst Wood, West Sussex RH19 3QP

Garnham H Bewley are pleased to present to the market this three/four bedroomed semi-detached family home situated in the popular village of Ashurst Wood. The property boasts entrance porch, lounge, dining room, kitchen, conservatory, study area, wet room, family bathroom, front and rear gardens and off road parking. Ashurst Wood is situated on the outskirts of East Grinstead with its range of local shops and amenities.

The ground floor offers entrance porch with door to lounge, the lounge has a feature fireplace window to rear providing plenty of light and access to the dining room and kitchen. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, inset sink/drain, space for kitchen appliances and a window to front aspect. The dining room has French doors onto the bright and airy conservatory which also provides access onto the colourful rear garden and plenty of power points. The dining room has the luxury of a ceiling fan. The potential annexe/home office or fourth bedroom with en-suite wet room with electric shower is a great addition and has a stable door enjoying views over the rear garden.

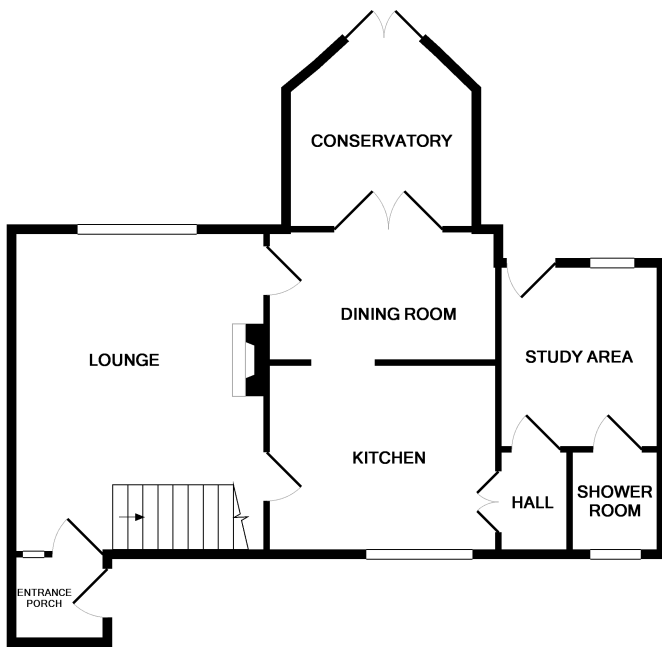
To the first floor the main bedroom is set to the rear of the property with built in wardrobe, ceiling fan and window to the rear aspect, bedroom two also overlooks the rear with a ceiling fan and bedroom three set at the front of the property. The family shower room has been fitted with a large walk-in electric shower, vanity style wash hand basin, low level W.C and a window to the front aspect. The loft space has a light supply and is well-insulated with a built in ladder. The house has also been re-wired which is a great benefit.

Outside the rear garden is fence enclosed and is mainly laid to lawn with several seating areas including a good sized decking area. There is a timber shed with power supply which will remain. To the front there is a small area of garden laid to shingle and driveway parking. The popular Ashurst Wood Primary School and Brambletye School are within close proximity. The village benefits from local stores with a very handy Londis store/post office within a stones throw.

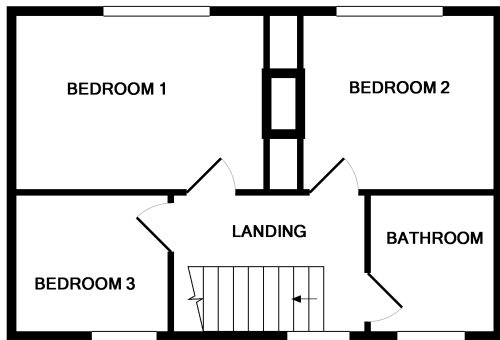


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Accommodation



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2012

Ground Floor Entrance Porch

Lounge

20' 9" x 12' 6" (6.32m x 3.81m)

Kitchen

11' 3" x 10' 4" (3.43m x 3.15m)

Dining Room

10' 1" x 8' 3" (3.07m x 2.51m)

Conservatory

9' 6" x 9' 1" (2.90m x 2.77m)

Study Area/Bedroom

10' 7" x 8' 3" (3.23m x 2.51m)

En-suite

First Floor Landing

Bedroom 1

11' 7" x 10' 10" (3.53m x 3.30m)

Bedroom 2

11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom 3

8' 6" x 8' 0" (2.59m x 2.44m)

Family Bathroom

Outside Garden



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Nearest Railway Stations:

East Grinstead(2.2 miles)

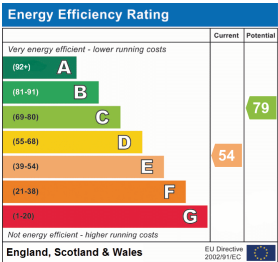
Dormans(3.3 miles)

Lingfield(4.6 miles)

Nearest Schools

Ashurst Wood Primary School Distance:0.1 miles

Brambletye School Distance:0.5 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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