



Furnace Farm Road, Furnace Wood, West Sussex, RH19 2PU

£975,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

in brief...

- Significantly extended family home
- Refurbished throughout
- 2750sq ft of living space
- Four double bedrooms
- Three reception rooms

- Balcony overlooking the garden
- Approximately 0.5 acre plot
- Extensive parking
- EPC rating C
- Council tax band 'E'



A beautifully present, detached family home offering modern and versatile living space throughout

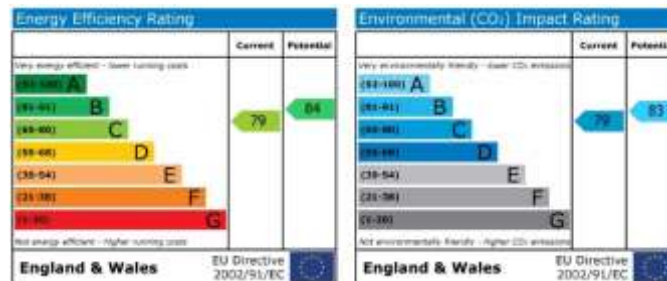


in more detail...

A beautifully presented, detached family home which has been significantly extended and improved by the current owners. Situated on the edge of a private estate this attractive property offers modern and versatile living space throughout totalling 2750sq ft.

The well proportioned accommodation briefly comprises; reception hall with timber staircase, study, cloakroom, dual aspect sitting room with wood burning stove and bi-fold doors to the terrace, games room with French doors to the garden, dual aspect kitchen/breakfast room with French doors to the garden, utility room with door to the side and a further cloakroom completes the ground floor. On the first floor there is large landing with bi-folding doors opening to a balcony overlooking the garden, master bedroom with ensuite bathroom with freestanding bath plus separate shower, dual aspect guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom with freestanding bath and separate shower.

Externally the property is accessed via a gated 'in and out' driveway wrapping around an expanse of lawn with hedge screening and providing parking for multiple vehicles. There is a patio area abutting the rear of the property with the remainder being laid to lawn and the whole benefiting from a wooded outlook to the rear.



the location...

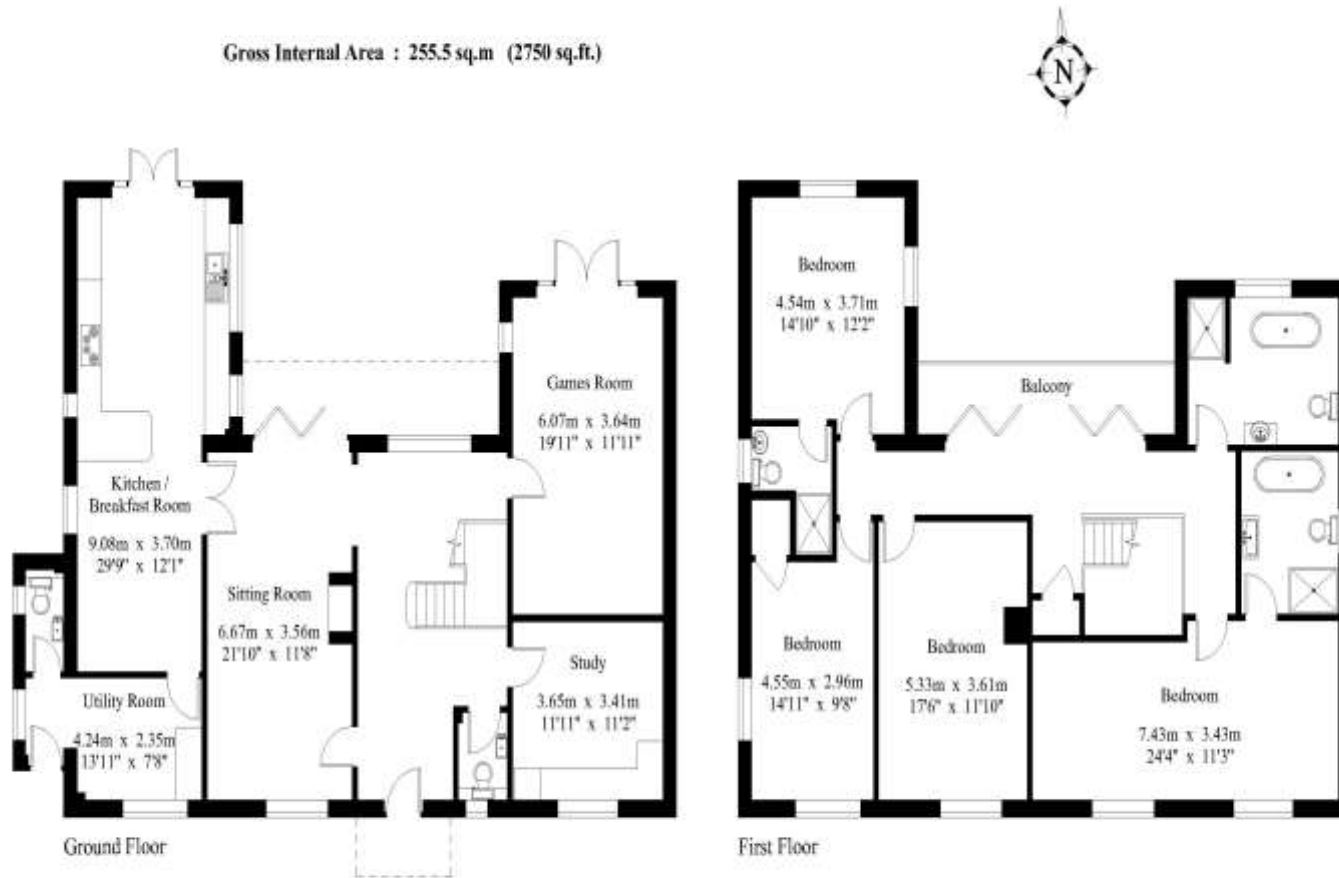
Furnace Wood is a private estate situated approximately 2 ½ miles from the popular market town of East Grinstead, which in turn is located approximately half way between London and the South Coast. East Grinstead boasts a wealth of architectural heritage and is surrounded by some of the finest countryside in the South East, including the Ashdown Forest. There is a vast selection of shops, pubs, restaurants and coffee shops to cater for all. East Grinstead and Three Bridges mainline train stations both offer services to London (Victoria & London Bridge (approx 1 hr). Ideally situated for access to the M23 motorway and Gatwick Airport.

DIRECTIONS

From our office on London Road head North and through the traffic before continuing straight over the roundabout onto Beeching Way. Take the right hand lane following signs for the A22 and bear left onto London Road. At the roundabout take the first exit (A22) and continue along this road for approximately 1 mile. At the traffic lights, turn left onto the A264 Cophorne Road before bearing left onto Crawley Down Road which in turn becomes Felbridge Road before finally turning right into Furnace Farm Road, continue along for approximately quarter of a mile where the property can be found on the right hand side.

Please check google maps for exact distances and travel times (property postcode: RH19 2PU)

Gross Internal Area : 255.5 sq.m (2750 sq.ft.)



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