



Guide Price £575,000 - £625,000

Freehold

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Yew Tree Road, Charlwood, Horley RH6 0DE

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Moore & Partners

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This very spacious three double bedroom Bungalow is located at the heart of Charlwood Village within a quiet cul-de-sac. This superb Bungalow offers excellent open living space with the benefit of a modern kitchen and separate breakfast room. No Chain

Charlwood is a Village and Civil Parish in the Mole Valley district of Surrey, England. It is immediately northwest of London Gatwick Airport in West Sussex, close west of Horley and North of Crawley. Yew Tree Road is located within the heart of the Historical Charlwood Village. Located within close proximity to the local shops, transport links, two pubs, cafe and restaurants. The village is centred on the "rec", which comprises: a redeveloped children's playground, and the sports pitches of Charlwood F.C. The Village has its own primary school, expanded from an infant school in 2016.

On entering the Bungalow, you will instantly notice the impressive entrance hall which provides access to all bedrooms, bathroom, open plan lounge and the breakfast/family room. A door the right leads into the very impressive and extended open plan lounge/dining room which provides views and direct access into the rear garden. A further door to the right enters the breakfast room/family room which provides access to the modern re-fitted kitchen. From the kitchen which is fitted with a generous range of base and level units with work surface surround which all set against tiled walls and flooring. A window to the rear provides a lovely view of the rear garden and allows plenty of natural light to filter through. To the rear of kitchen and opening leads nicely through to the utility room with door to garden. There are three bedrooms, two of which benefit from the rear extension. The super king size master bedroom is located to the front of the Bungalow. The bathroom comprises of a three-piece suite and separate shower cubical with a side aspect window providing natural ventilation.

The gardens are very impressive. To the front of the Bungalow there is an area of level lawn with mature hedgerow. A wooden gate provides access to the side patio and rear garden. The driveway can cater for two/three cars. The attached garage has been extended to the rear and now provides an ideal space for a work-shop or may other uses. To the rear of the Bungalow is a further patio seating area which leads onto an area of level lawn which is enclosed with mature hedgerow providing privacy and seclusion.



Room Details

Ground Floor

Entrance Hall

Open Plan Lounge 16'2" x 12'8" (4.93m x 3.86m)

Open Plan Dining Room 19'2" x 9'5" (5.84m x 2.87m)

Kitchen 16'2" x 10'2" (4.93m x 3.10m)

Utility Room 10'3" x 9'6" (3.12m x 2.90m)

Breakfast/Family Room 12'9" x 9'4" (3.89m x 2.84m)

Master Bedroom 18'5" x 8'5" (5.61m x 2.57m)

Bedroom Two 21'1" x 8'9" (6.43m x 2.67m)

Bedroom Three 20'8" x 9'6" (6.30m x 2.90m)

Bathroom 12'8" x 6'4" (3.86m x 1.93m)

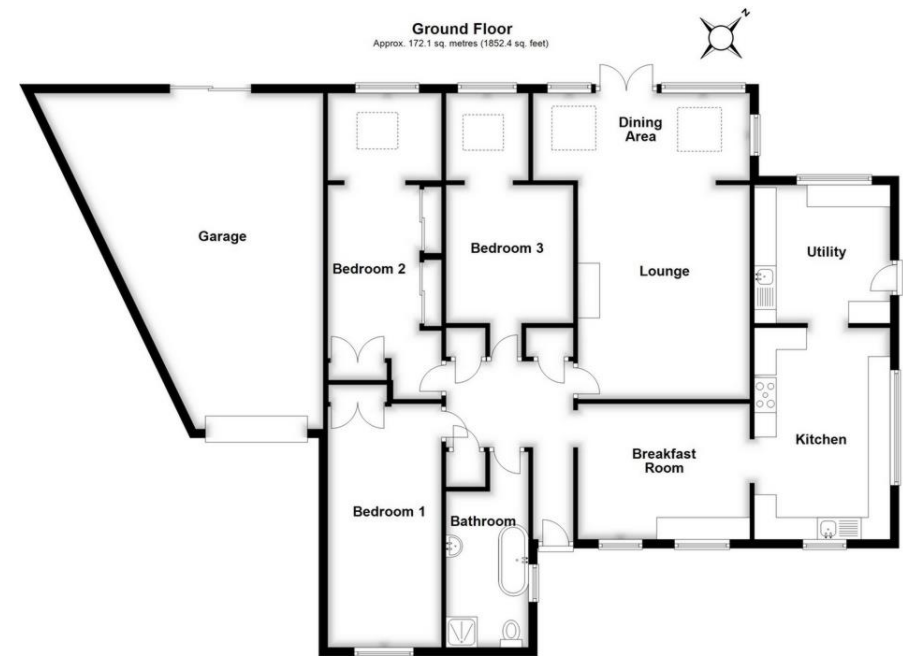
Outside

Driveway

Front Garden

Garage & Workshop 24'3" x 21'10"

Rear Garden



Total area: approx. 172.1 sq. metres (1852.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Bunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

