



Wood End Forge Wood, Crawley, RH10 3NH

Guide price £750,000



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Estate Agents



# Wood End Forge Wood, Crawley, RH10 3NH

Watson Homes are delighted to offer this charming three bedroom detached home, located in the sought after Old Forge Wood. The property has the potential to make for a great family home and could be extended subject to the necessary consent. Forge Wood is a secluded unadopted road and is characterised by individually designed detached dwellings. The property benefits from a modern kitchen and bathroom, a 19ft lounge/diner, a downstairs shower room and separate WC, pretty rear and side gardens and ample off street parking.

Forge Wood is located just a short drive from Gatwick Airport. There are five train stations within 10 minutes' drive - Three Bridges, Crawley and Ifield to the south, Horley and Gatwick Airport to the north. Journey times are around 40 minutes from Three Bridges to London Victoria and 30 minutes from Gatwick Airport to London Victoria. Major roads are easily accessible including the M23, the A264 and the M25. Gatwick Airport is five minutes away by car via the A23.

## Accommodation

Wooden front door to..

Spacious entrance hall

Decorative tiled flooring, double panel radiator, dado rail, ceiling rose, under stairs storage area.

Lounge/diner

UPVC double glazed windows to front and side aspects with double doors to garden, double panel radiator, solid oak flooring, feature brick built fireplace with wood burning stove, coved ceiling.

Dining room – currently used as bedroom

UPVC double glazed windows to rear aspect, wood flooring, single panel radiator, coved ceiling.

Kitchen

Range of fitted wood more units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and chrome mixer tap, space and plumbing for dishwasher, washing machine and tumble dryer, space for gas range cooker, space for American style fridge/ freezer, tiled flooring, UPVC double glazed window to front aspect and door to side.

Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, oak flooring, coved ceiling.

Downstairs shower room

Consisting a tiled cubicle with thermostatic shower, low level pushbutton flush WC, wash hand basin with chrome mixer tap, heated chrome towel rail, tiled walls, herringbone tiled flooring, extractor fan.

Downstairs WC.

Consisting of low-level flush WC, wash hand basin with chrome mixer tap and storage cupboard below, single panel radiator, decorative tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

UPVC double glazed window to rear aspect, large storage cupboard, dado rail, loft access.

Bedroom one

UPVC double glazed window to side aspect, large storage cupboard, double panel radiator.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiators, eaves storage and wardrobe space, access to kids snug/loft space.

Bathroom

Consisting of claw foot roll top bath tub with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level pushbutton flush WC, heated chrome towel rail, oak flooring, obscure UPVC double glazed window to front aspect.

Rear garden – approximately 80ft

Sandstone paved patio area and large shingled side garden, leading to fenced off lawn section, large garden shed and storage area, fence enclosed, outside power and water supply, gated side access, security cameras (Wi-Fi operated)











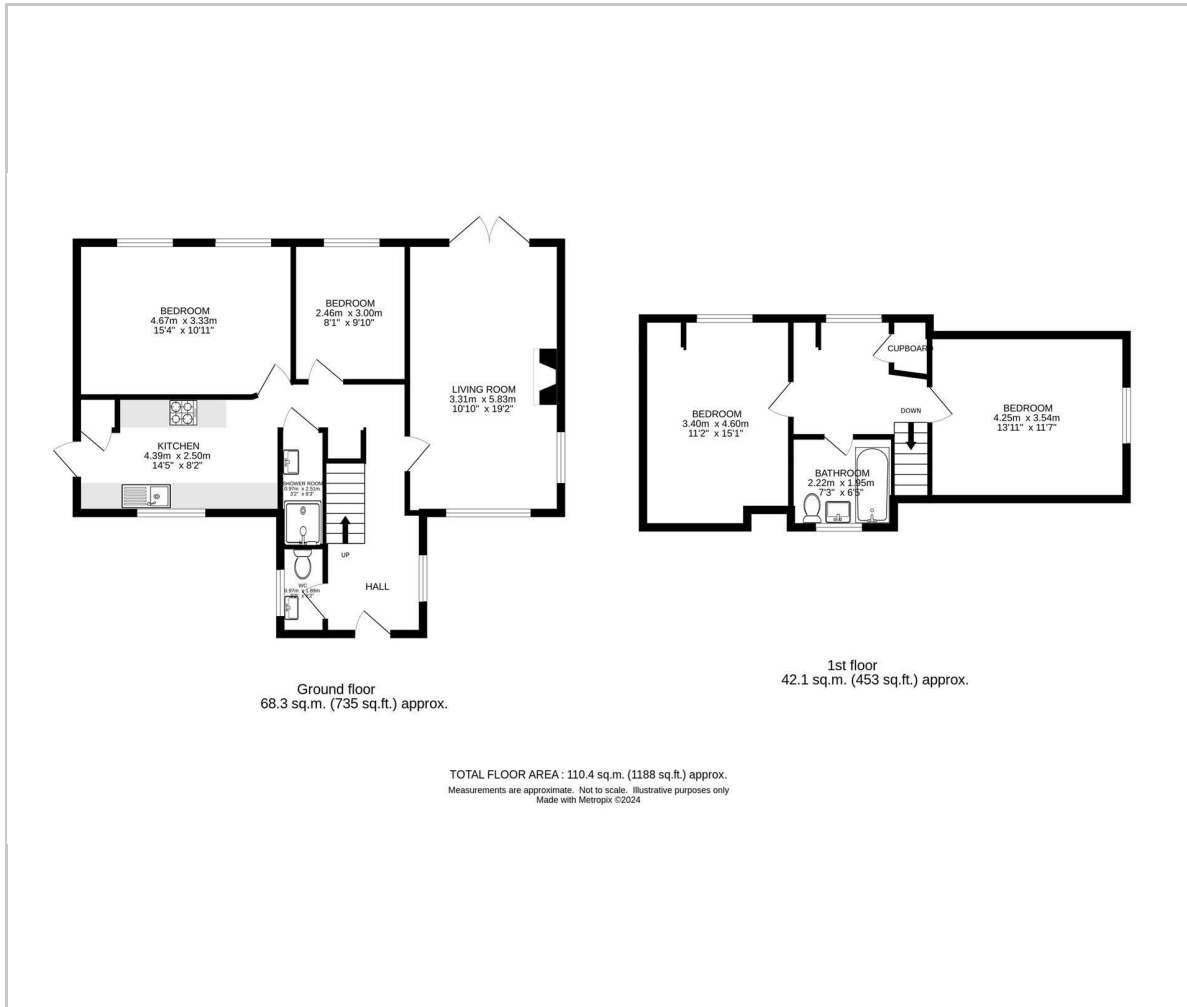








## Floor Plan



## Viewing

Please contact our Watson Homes Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

