



Robinson Crescent, Forge Wood

Guide Price £375,000 – £395,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





Robinson Crescent, Forge Wood

- Semi-detached home
- Two double bedrooms
- Fitted kitchen with integrated appliances
- Main bedroom with fitted wardrobes and en-suite shower room
- South facing rear garden
- Parking for two vehicles
- Overlooking grasslands to the front
- Located within the popular Forge Wood development
- Remainder of 10-year NHBC warranty
- Council Tax Band 'C' and EPC 'B'

An extremely well presented, two double bedroom semi-detached home ideal for first time buyers and located within the popular Forge Wood development. Situated within close proximity to Gatwick airport, bus routes, schools, shops, and local amenities the property offers modern living throughout.

Through the front door to the property is an entrance hall with doors to both the cloakroom, living room and stairs rising to the first floor. To the front of the property is a bright and airy living room with plenty of space for furniture. This leads seamlessly through to the kitchen/dining area offering a range of wall and base units, integrated appliances including a gas hob, electric oven, extractor hood, dishwasher, and washing machine, and space for a freestanding fridge/freezer.





Robinson Crescent, Forge Wood

Completing the dining area is double French doors leading out to the rear garden. Completing the ground floor is a downstairs W.C accessed via the hallway and finished with a low-level W.C and wash hand basin.

Upstairs offers a main bedroom, featuring fitted wardrobes plus extra storage cupboard, and an en-suite shower room. A second double bedroom, boasting its own fitted storage cupboard. The well-appointed family bathroom is finished with part-tiled walls, a bath, and a shower over with glass shower screen.

Externally, the property is accompanied by a spacious driveway accommodating two vehicles. Gated side access leads to the South-facing rear garden. A patio area abutting the rear of the property, complemented by a convenient garden shed and an expanse of lawn.

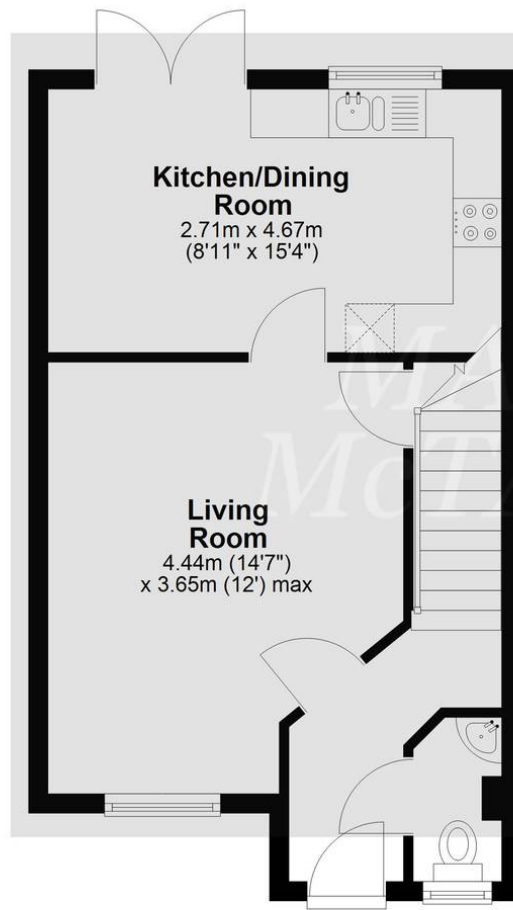
Agents Note:-

There is an annual Service Charge of £360.00.



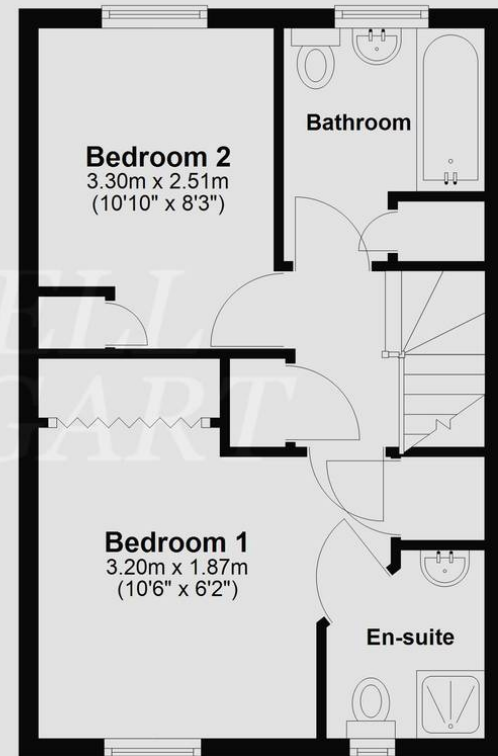
Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 69.7 sq. metres (750.6 sq. feet)

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.