



**Connells**

Maypole Road  
Ashurst Wood East Grinstead



# Maypole Road Ashurst Wood East Grinstead RH19 3QN

for sale guide price  
**£415,000 - £425,000**



## Property Description

A superb example of a well presented and particularly spacious three-bedroom end of terraced home, situated in the sought after village location of Ashurst Wood. The property is presented to the market in superb condition throughout and would make the perfect family home. Internally, the property benefits from an entrance porch and an inviting entrance hall with access to a downstairs WC. The hall leads through to a double aspect lounge/diner, spanning the full length of the property, with the current dining area, positioned at the rear and benefiting from patio doors to the rear garden. There is also an upgraded kitchen, boasting a range of built in modern appliances. On the first floor, there is a well-presented master bedroom to the rear with a range of built in storage. There is an equally spacious second double bedroom to the front, which also has built in storage too. The internal accommodation is complete with a good sized third bedroom, ideal a a home office or children's bedroom. There is also an upgraded family bathroom with a corner shower unit. Externally, the property has plenty to offer, with an attractive rear garden laid to lawn, whilst to the front, there is a driveway with off road parking for multiple cars and an integral garage with an electric door to the front.

## Front Garden

Paved drive to front and shingle garden.

## Entrance Porch

With window to the front and door to;

## Entrance Hall

With stairs leading to the first floor. Telephone point, coat hanging space, understairs cupboard, power points and radiator.

## Cloakroom

With window to the side. Suite comprising low level WC and wash hand basin. Laminate flooring.

## Lounge

26' 7" x 10' 4" ( 8.10m x 3.15m )

Dual aspect with windows to the front and rear. Feature fire and surround, TV point, radiator, power points and fitted carpet.

## Dining Room

9' x 9' 4" ( 2.74m x 2.84m )

With patio doors to the rear. Radiator, power points and fitted carpet.

## Kitchen

10' 2" x 7' 9" ( 3.10m x 2.36m )

With window to the rear. Range of wall and base units with worktops over incorporating sink and drainer with mixer tap. Electric eye-level double oven and gas hob with extractor over. Double width larder cupboard, space for fridge freezer and plumbing for washing machine. Part-tiled walls, tiled floor and power points.

## Landing

With doors to all rooms and window to the side. Storage cupboard and fitted carpet.

## Bedroom 1

13' 4" x 9' 6" ( 4.06m x 2.90m )

With window to the rear. Range of fitted wardrobes. Radiator, power points and fitted carpet.

## Bedroom 2

10' 7" x 9' 7" ( 3.23m x 2.92m )

With window to the front. Built-in cupboard, radiator, power points and fitted carpet.

## Bedroom 3

10' 4" x 7' 1" ( 3.15m x 2.16m )

With window to the rear. Radiator, power points and fitted carpet.

## Bathroom

With window to the side. Suite comprising low level WC, wash hand basin and corner shower unit with shower over. Heated towel rail, tiled walls and tiled floor.

## Rear Garden

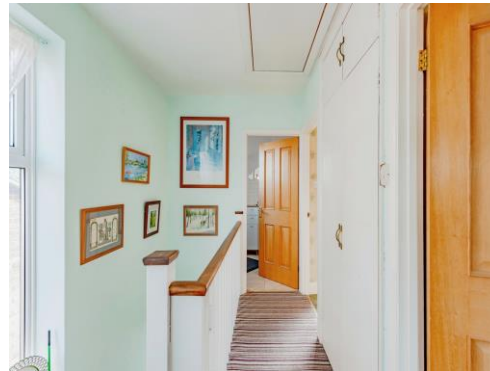
With fenced boundaries and side access. Laid to lawn with patio area and mature shrub and bush borders.

## Parking

Driveway to front with room for up to 3 cars.

## Garage

With electric door to the front and power points.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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