



**Connells**

Ravenscroft Highgate Road  
Forest Row



## Property Description

GUIDE PRICE: £685,000 - £725,000. Connells are delighted to welcome to the market this three double bedroom, well-presented detached family home, situated on the coveted Highgate Road in Forest Row, close to the local amenities and expansive countryside. The property in brief comprises of a large kitchen, good sized light and airy lounge, separate dining room and downstairs WC. The first floor offers a master bedroom with en suite, further two double bedrooms and family bathroom. Externally you will find a spacious, wrap-around garden, and a double garage all accessed via electric gates. The property also benefits from double glazing and central heating. We highly recommend a viewing at your earliest convenience is advised to allay disappointment.

### Front Garden

Accessed via electric gates. Path leading to front door and lawn garden to the side.

### Entrance Hall

Radiator and fitted carpet.

### Lounge

20' 2" x 12' 10" ( 6.15m x 3.91m )

Dual aspect with patio doors leading to the garden and windows to the side and rear. Feature stove fire and surround. Radiator, power points and fitted carpet.

### Dining Room

9' 2" x 9' ( 2.79m x 2.74m )

With window to the front. Understairs cupboard, boiler, radiator, power points and fitted carpet.

### Kitchen

14' 4" x 9' 6" ( 4.37m x 2.90m )

With window to the rear. Range of wall and base units with work tops over incorporating sink. Electric oven, electric hob and extractor over. Space for fridge freezer, plumbing for washing machine and dishwasher. Heated towel rail, power points and tiled floor.

### Inner Hall

With storage cupboard and tiled floor.

### Cloakroom

With low level WC and wash hand basin.

### Landing

With window to the side and access to the loft. Storage cupboard and radiator.

### Bedroom 1

10' 9" x 9' 2" ( 3.28m x 2.79m )

With window to the front. Range of fitted wardrobes, radiator and fitted carpet.

### En Suite

Suite comprising low level WC, wash hand basin and shower unit with shower over. Heated towel rail and laminate flooring.

## Bedroom 2

11' 11" x 10' 6" ( 3.63m x 3.20m )

Dual aspect with window to the front and side. Range of fitted wardrobes, radiator and fitted carpet.

## Bedroom 3

11' 2" x 8' 9" ( 3.40m x 2.67m )

With window to the side. Range of fitted wardrobes. Radiator and fitted carpet.

## Bathroom

With window to the side. Suite comprising low level WC, wash hand basin and panelled bath with shower attachment.

## Separate WC

With window to the side. Low level WC and laminate flooring.

## Rear Garden

Laid to lawn with mature bush borders and side access.

## Parking

Driveway with room for up to 3-4 cars.

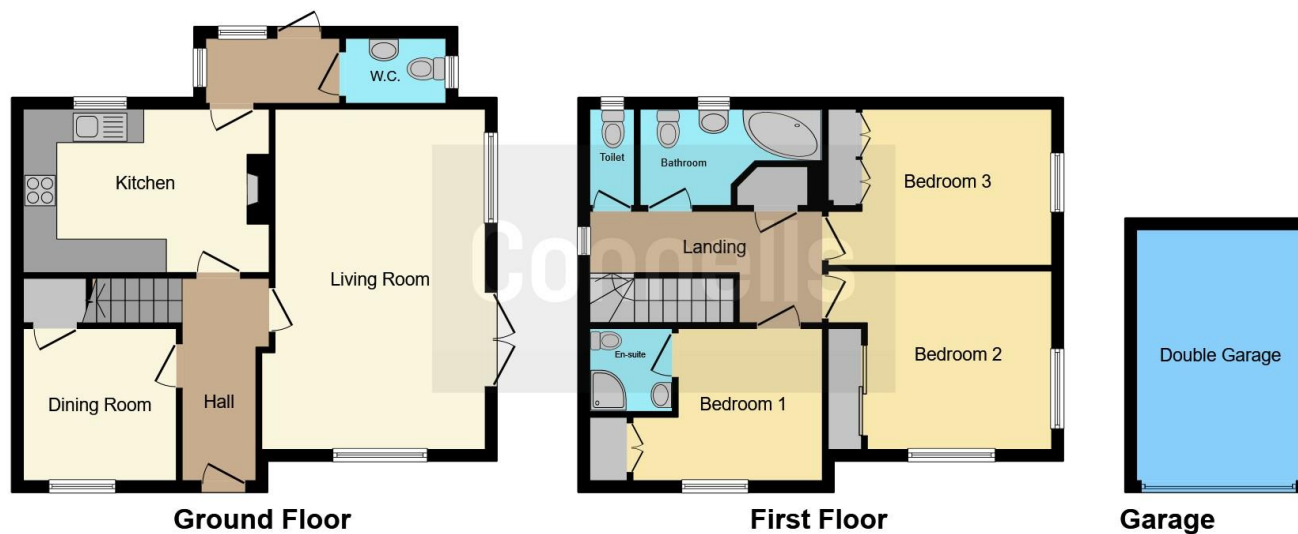
## Double Garage

With up and over door. Power and light.









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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/EGR404746](http://connells.co.uk/Property/EGR404746)**

Tenure: Freehold



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