



Connells

Woods Hill Close
Ashurst Wood EAST GRINSTEAD

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for sale offers in the region of
£555,000 - £575,000



Property Description

GUIDE PRICE: £555,000 - £575,000. Connells are pleased to present to the market this spacious and versatile four-bedroom detached family home, situated in an enviable cul de sac location in the popular village of Ashurst Wood. With no onward chain this would make an ideal family home and comprises of an entrance hall, leading to a double aspect lounge with feature log burner and brick surround, and to the rear, lies a modern open plan kitchen/dining room, forming a true heart to the home. The kitchen is equipped with a range of modern appliances with space for further white goods and leads to a spacious dining area. A further reception room, at the front of the property would be ideal as a home office or play room. The downstairs accommodation is complete with two double bedrooms and a modern, white suite family bathroom with both bath and shower facilities. On the first floor, there is a large master bedroom with a range of fitted wardrobes and en-suite shower room, with a second bedroom also benefitting from a range of fitted wardrobes. Externally, the property has plenty to offer with a secluded rear garden laid to lawn with gated side access and rear access onto open playing fields, whilst to the front there is an attractive garden laid to lawn, with driveway & garage. Situated in the popular village of Ashurst Wood, the property is within access of a local convenience store, village pub and local primary school.

Front Garden

With steps to front door and lawned garden to

side with hedge borders.

Entrance Hall

With stairs leading to first floor. Storage cupboard and power points.

Study

7' 7" x 8' 3" (2.31m x 2.51m)

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

Lounge

14' x 12' 1" (4.27m x 3.68m)

Dual aspect with windows to the front and side. Feature wood burner with brick surround. TV point, radiator and power points.

Dining Room

10' x 8' 6" (3.05m x 2.59m)

With patio door to rear. Cupboard and power points.

Kitchen

18' 1" max x 12' 3" max (5.51m max x 3.73m max)

With window and door to the rear. Range of wall and base units with worktops over incorporating chrome sink with mixer tap and drainer. Range oven with extractor over. Space for fridge freezer. Built-in dishwasher. Storage cupboard, power points, part-tiled walls and tiled floor.

Landing

With doors leading to all rooms. Storage cupboard and laminate flooring.

Bedroom 1 (First Floor)

14' 5" max x 13' 3" max (4.39m max x 4.04m max)

Dual aspect with windows to the front and rear. Range of fitted wardrobes. Radiator, power points and laminate flooring.

En Suite

With window to the rear. Suite comprising low level WC, wash hand basin and shower unit with shower over. Radiator, tiled walls and tiled floor.

Bedroom 2 (Ground Floor)

11' 3" x 11' 6" (3.43m x 3.51m)

With window to the front, radiator and power points.,

Bedroom 3 (First Floor)

14' 6" max x 11' 3" max (4.42m max x 3.43m max)

Dual aspect with windows to the front and rear. Range of fitted wardrobes, radiator, power points and laminate flooring.

Bedroom 4 (ground Floor)

11' x 8' 3" (3.35m x 2.51m)

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

Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin and panelled bath with shower over and vanity screen. Heated towel rail, tiled walls and vinyl flooring.

Rear Garden

With fenced boundaries, gated side access and rear access. Laid to lawn with patio area and mature trees and bushes.

Parking

With driveway to the front.

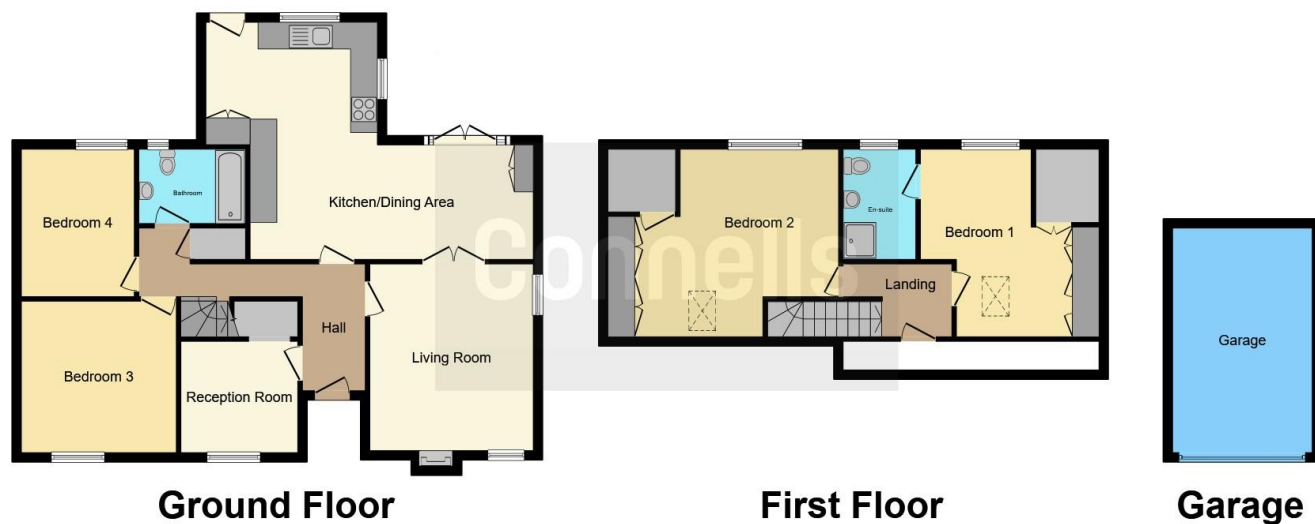
Garage

With up and over door.









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

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EPC Rating: D

Tenure: Freehold

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