



Robinson Crescent, Forge Wood, Crawley, West Sussex, RH10 3ES

£410,000 - £425,000 Guide price

- Three bedroom detached house
- Built in 2017 ~ remainder of 10 year NHBC certificate
- Two allocated parking spaces
- Dual aspect lounge with French doors to rear garden
- Dual aspect kitchen / dining room
- Very well presented throughout
- Bedroom one with dressing room and en suite
- South facing rear garden with patio and lawn
- EPC rating B

Property Description

Homes Partnership is delighted to offer for sale this three bedroom detached property located on the newest development of Forge Wood. The property was built in 2017 and has the remainder of its 10 year NHBC certificate. The property offers spacious, bright accommodation and the ground floor comprises an entrance hall, dual aspect lounge with French doors opening to the rear garden, dual aspect kitchen / diner with integral appliances, utility room with a door opening to the parking spaces and a cloakroom. On the first floor bedroom one has a dressing area with a range of built in wardrobes and an en suite shower room. There are two further bedrooms and a bathroom fitted with a white suite. The property further benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden is laid with lawn with beds filled with slate chippings. The South facing rear garden has a paved patio area and lawn. There are two allocated parking spaces. In our opinion this would be a great family home and we would urge a viewing to see if the property would suit your needs.

CANOPY PORCH External courtesy light. Front door opening to:

ENTRANCE HALL Stairs to the first floor. Radiator. Doors to kitchen / diner and:

LOUNGE 18' 4" x 9' 9" (5.59m x 2.97m) approximate. Dual aspect with window to the front and French doors opening to the rear garden. Two radiators.

KITCHEN / DINING ROOM 18' 5" x 11' 5" (5.61m x 3.48m) maximum narrowing to 9' 4" (2.84m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer, stainless steel sink unit with mixer tap. Built in oven and hob with extractor hood over. Integral dishwasher. Space for fridge / freezer. Two radiators. Dual aspect windows to the front and side aspects. Door to:

UTILITY ROOM Fitted with a wall level unit, work surface and storage. Space for washing machine. Radiator. Door opening to parking spaces to the rear. Door to:





CLOAKROOM Fitted with a white suite comprising a low level WC and wash hand basin with splash back tiling. Radiator. Extractor fan.

FIRST FLOOR LANDING Stairs from the entrance hall. Radiator. Opaque window to the rear. Storage cupboard. Doors to all bedrooms and bathroom.

BEDROOM ONE 18' 0" (5.49m) maximum into dressing area, narrowing to 10' 11" x 10' 3" (3.33m x 3.12m) approximate. Window to the front. Radiator. Double fitted wardrobe with mirrored sliding doors. Opening to dressing area with two further double fitted wardrobes with mirrored sliding doors. Window to the side aspect. Radiator. Door to:



EN SUITE SHOWER ROOM Fitted with a white suite comprising a fully tiled shower cubicle, low level WC and a wash hand basin with splash back tiling. Radiator. Opaque window to the side aspect.

BEDROOM TWO 8' 11" x 8' 3" (2.72m x 2.51m) approximate. Window to the side aspect. Radiator.

BEDROOM THREE 9' 3" x 8' 1" (2.82m x 2.46m) approximate. Dual aspect windows to the front and side aspect. Radiator.

BATHROOM Fitted with a white suite comprising a bath with shower over, pedestal wash hand basin and a low level WC. Part tiled walls. Radiator. Opaque window to the front.

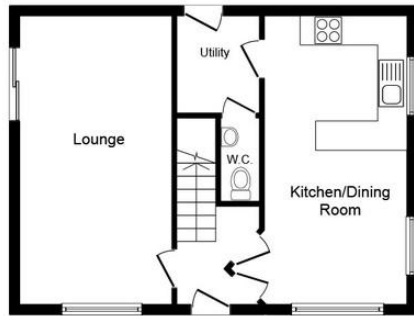
OUTSIDE

FRONT GARDEN Laid to lawn with beds filled with slate chippings. Path to front door.

REAR GARDEN South facing rear garden with a paved patio area adjacent to the property, the remainder being laid to lawn with beds filled with slate chippings. Timber garden shed. External water tap. Enclosed by wall and fence with gated side access.

ALLOCATED PARKING There are two allocated parking spaces to the rear of the property.





Ground Floor



First Floor

HOMES **HP** PARTNERSHIP

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

AREA INFORMATION

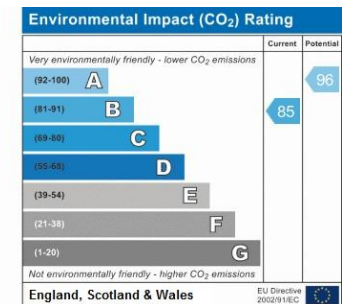
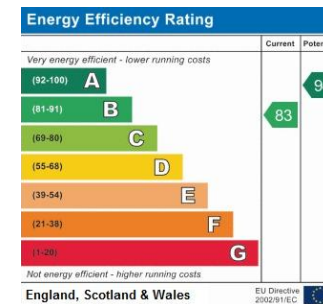
Situated on the north east outskirts of Crawley, Forge Wood is the newest of the 14 neighbourhoods. When complete, Forge Wood will have up to 1900 homes built around a central community space. The plans include a primary school (currently rated Outstanding by Ofsted), community centre, office and industrial space, retail space and parkland. Bus services connect to Crawley town centre with its comprehensive range of shops and restaurants and access to the M23 / A23 connecting to the coast and London is close by. For modern living on the doorstep of major employers such as Gatwick Airport, Forge Wood is an excellent choice for families, professionals and investors.

TENURE Freehold

COUNCIL TAX BAND E £2,258.10

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £100 - £250. Suppliers generally pay referral fees to all introducers for marketing services.



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