

London Road, Forest Row

Price:

£750,000



- Detached Family Home
- Four Bedrooms
- Character Features Throughout
- Two Fitted Kitchens
- Two Bathrooms & Downstairs W/C
- Private Rear Garden
- Driveway for Four Vehicles
- Close Proximity to Forest Row Village Centre

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Valrosa, London Road, Forest Row, East Sussex RH18 5EF

Garnham H Bewley are delighted to present to the market this detached and characterful family home, ideally positioned on the outskirts of Forest Row, just a stone's throw from the village centre and backing on to the ever-popular Forest Way Country Park. This stunning property boasts four family sized bedrooms, two bathrooms, two fully fitted kitchens and a wealth of living space accommodation.

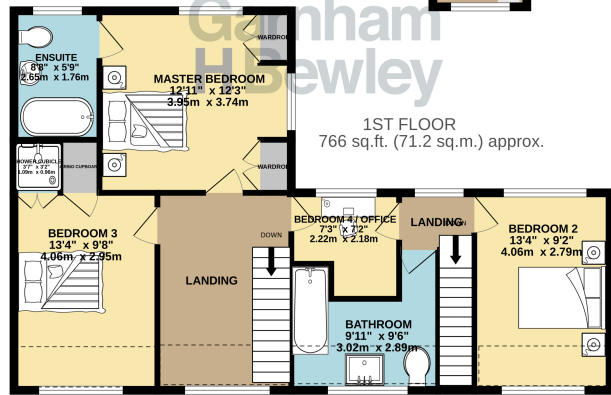
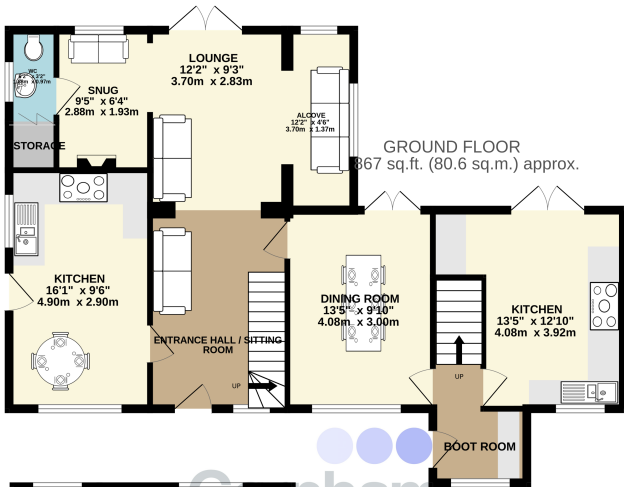
The downstairs accommodation has been altered by the current owners and therefore offers the potential for an annexe; there are two fully fitted kitchens either side of the property and two staircases rising to the first floor. There is a large dining room in the centre of the house opening out to the garden. The lounge is situated to the left of the property and opens into an extended alcove towards the rear. There is a cosy snug sat behind the left hand side kitchen, which then leads to a downstairs cloakroom. There are three sets French doors all across the rear of the house opening into the garden.

Upstairs there are three double bedrooms and a single room, which is currently utilised as an office space. The master bedroom has built in wardrobes and comes complete with an en-suite bathroom, fitted with low level WC, wash hand basin & bathtub. The other bedrooms are complimented by the family bathroom, which again is fitted with a panel-enclosed bathtub, WC and wash-hand basin. Bedroom three has its own shower cubicle, fitted next to the airing cupboard. There is scope to modify the upstairs to create an additional bedroom, or expand an existing bedroom by utilising the landing space above the additional staircase.

Outside, the private rear garden is mainly laid to lawn and is bordered by a range of mature plants and shrubs. There are two large patioed areas, one on the left, opening up from the lounge and complete with a timber built summerhouse and the other opening out from the kitchen on the right hand side of the property. The patios soaks up the sun and provide an excellent space for entertaining. The garden is fully secluded and backs onto the Forest Way Country Park, which is a disused railway line, turned bridlepath, perfect for enjoying superb country walks and bike rides. At the front of property there is a driveway which can accommodate up to four vehicles, there is a large alarmed shed at the front as well, perfect for storing garden tools. The property is secured at the front with an electrically operated gate.



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VALROSA - FLOORPLAN

TOTAL FLOOR AREA : 1633 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor:
Entrance Hall / Sitting Room
 9' 3" x 13' 5" (2.82m x 4.09m)

Kitchen 1
 9' 6" x 16' 1" (2.90m x 4.90m)

Lounge
 12' 2" x 9' 3" (3.71m x 2.82m)

Alcove
 12' 2" x 4' 6" (3.71m x 1.37m)

Snug
 9' 5" x 6' 4" (2.87m x 1.93m)

WC
 9' 2" x 3' 2" (2.79m x 0.97m)

Dining Room
 13' 5" x 9' 10" (4.09m x 3.00m)

Kitchen 2
 13' 5" x 12' 10" (4.09m x 3.91m)

First Floor:
Master Bedroom
 12' 11" x 12' 3" (3.94m x 3.73m)

En-Suite
 8' 8" x 5' 9" (2.64m x 1.75m)

Bedroom Two
 13' 4" x 9' 2" (4.06m x 2.79m)

Bedroom Three
 13' 4" x 9' 8" (4.06m x 2.95m)

Bedroom Four / Office

Bathroom
 9' 11" x 9' 6" (3.02m x 2.90m)



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Nearest Railway Stations:

East Grinstead Station (2.6 miles)

Dormans Station (3.9 miles)

Cowden Station (5.0 miles)

Nearest Schools:

Ashurst Wood Primary School (0.6 miles)

Forest Row Church of England Primary School (0.7 miles)

Michael Hall School (0.9 miles)

Brambletye School (0.7 miles)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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