



Walhatch Close, Forest Row

Price Guide £625,000 - £650,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- INDIVIDUAL LINK DETACHED HOUSE
- BUILT EARLY 2000's
- FIRST TIME ON MARKET SINCE NEW
- PLEASANT SOUTHERLY ASPECT
- 300 YARDS OF VILLAGE CENTRE

- CLOSE TO SCHOOLS
- 4 BEDROOMS 2 BATH/SHOWER ROOMS
- SITTING ROOM DINING ROOM
- KITCHEN/BREAKFAST ROOM UTILITY
- ENCLOSED GARDEN, TANDEM GARAGE



in more detail...

This modern home was built to an attractive design in the classic Charles Church style of brick and flint stone elevations under a tiled roof. The property has a good sized interior arranged over two floors which extends in total to 1850 square feet providing spacious family living.

The entrance hall leads into a twenty one foot sitting room with door to the enclosed garden, a double aspect dining room and a cloakroom. The kitchen/breakfast room is also dual aspect and twenty one feet long with a good range of worktops, cupboards and drawers below and fitted wall cupboards with underlighting. Fitted double oven and inset four ring gas hob. Adjacent is a useful utility room with door to the rear off street parking and garaging. On the first floor there are four bedrooms, one with an en suite shower room, and the family bathroom with bath and shower. The two larger bedrooms have wardrobe cupboards and a southerly aspect. Externally the house has a well laid out front garden with lawn, paved pathways and a brick boundary wall with iron railings.

There is a double length garage with light and power, side door, and up and over main door. Additional parking in front of the garage. The main garden, which is fully fenced and hedged, lies predominantly to the side of the house and has a pleasant south facing aspect, being laid to lawn with abroad paved terrace with lighting.

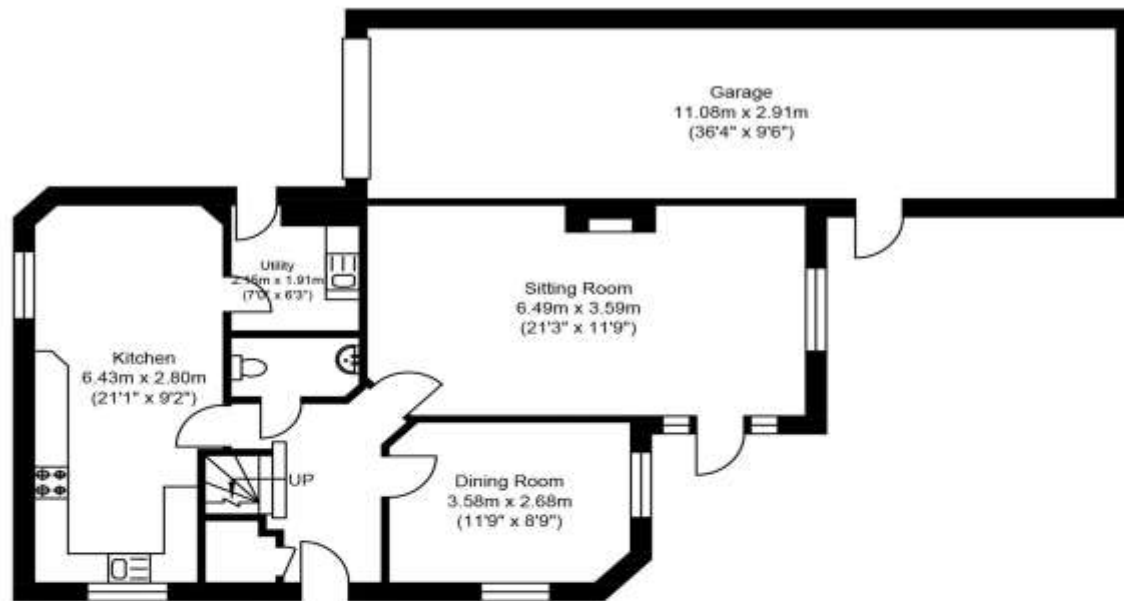


outside and the location...

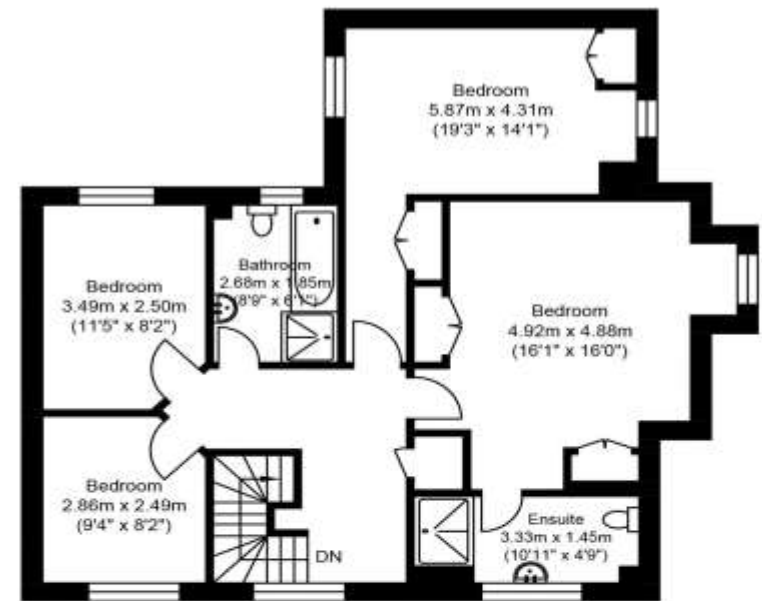
Walhatch Close is a popular cul de sac within 300 yards of the village centre and was built on the site of a former nursing home in the early part of this century. The house stands at the entrance to the close on a west facing plot. There is a footpath from the close to the village centre with its exceptionally wide and varied range of local shops/specialist stores, galleries, cafes and restaurants. There are a number of churches of various denominations and a modern health centre. Further more extensive shopping facilities including major supermarkets are available in East Grinstead, the nearest town, which is three miles, together with a rail station providing a service to London Bridge/Victoria via East Croydon. Gatwick Airport/Station is within twenty miles as is the M23 motorway providing access to the M25 motorway and the wider network. The area has a wide range of both state and private schools including the popular Forest Row Church of England primary school, Michael Hall Rudolf Steiner, Greenfields all located in the village and Brambletye at Ashurst Wood. Bus services run through Forest Row to a number of towns including East Grinstead, Crawley, Tunbridge Wells, Burgess Hill and the City of Brighton on the South Coast all of which offer extensive shopping & leisure facilities and rail services to various London Stations. Directions From Forest Row Centre proceed south on the A22 and turn left within 300 yards into Walhatch Close, where the house will be seen on the right.

Energy Efficiency Rating	
Overall	Relative
Band (A-G) A	
Energy	43
CO ₂	70
Water	
Costs	
Health and safety	

England & Wales LU BRUNNEN 706501.002



Ground Floor
Approximate Floor Area
1061.86 sq ft
(98.65 sq m)



First Floor
Approximate Floor Area
789.85 sq ft
(73.38 sq m)

Approximate Gross Internal Area (Including Garage) = 172.03 sq m / 1851.71 sq ft
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