

Price:

£365,000

Garnham
H Bewley

57 Maypole Road, Ashurst Wood, East Grinstead



- Semi-Detached Family Home
- Three Double Bedrooms
- Fitted Kitchen & Bathroom
- Character Features Throughout
- Stunning Rear Garden
- Driveway Parking
- Popular Village Location
- No Onward Chain

For further information contact Garnham H Bewley:

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



57 Maypole Road, Ashurst Wood, East Grinstead, West Sussex RH19 3RB

A charming and deceptively spacious three-bedroom Victorian semi-detached home, ideally positioned in the very heart of the sought-after village of Ashurst Wood. Arranged over three floors thanks to a thoughtfully executed loft conversion, this attractive character property offers versatile accommodation alongside a truly exceptional rear garden that is certain to impress.

The ground floor provides a welcoming living room to the front, complete with characterful proportions and an abundance of natural light, while the separate dining room creates the perfect space for entertaining or family gatherings. To the rear, the kitchen overlooks the garden and offers direct access outside, with the family bathroom also situated on this level.

The first floor comprises two well-proportioned double bedrooms, whilst the converted loft room on the second floor provides an excellent third bedroom, guest suite, home office or hobby space, benefiting from useful eaves storage.

Outside, the standout feature of this wonderful home is undoubtedly the substantial rear garden. Generous in size and mainly laid to lawn, it offers endless potential for keen gardeners, growing families and those who simply enjoy outdoor living. Whether hosting summer barbecues, creating a children's play area or simply relaxing in peaceful surroundings, the garden provides a rare and highly desirable outdoor space for a property in such a central village location. To the front, there is the added benefit of driveway parking.

Ashurst Wood itself remains one of the area's most desirable villages, offering a strong community feel whilst being conveniently located for local shops, a popular primary school, village pub and everyday amenities. East Grinstead town centre and mainline station are also within easy reach.

Offered to the market with no onward chain, this is an excellent opportunity to secure a charming period home with fantastic outside space in a prime village setting.



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Accommodation



1ST FLOOR
132 sq ft (12.2 sq m) approx.



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257 sq ft (23.8 sq m) approx.



2ND FLOOR
132 sq ft (12.2 sq m) approx.

57 MAYPOLE ROAD - FLOORPLAN

TOTAL FLOOR AREA: 889 sq ft. (82.6 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 misstatement. 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.
Made with Metropix (2020)

Ground Floor:

Living Room:

12' 1" x 9' 11" (3.68m x 3.02m)

Dining Room:

12' 1" x 9' 10" (3.68m x 3.00m)

Kitchen:

12' 1" x 7' 6" (3.68m x 2.29m)

Bathroom:

9' 0" x 7' 8" (2.74m x 2.34m)

First Floor:

Master Bedroom:

12' 1" x 9' 11" (3.68m x 3.02m)

Bedroom Two:

12' 0" x 9' 10" (3.66m x 3.00m)

Second Floor:

Bedroom Three / Loft Room:

12' 0" x 11' 3" (3.66m x 3.43m)



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Nearest Stations:

East Grinstead Station (2.2 miles)

Dormans Station (3.2 miles)

Cowden Station (4.5 miles)

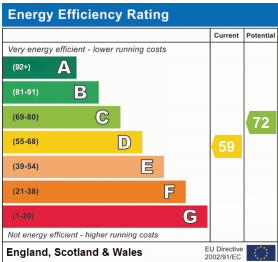
Nearest Schools:

Ashurst Wood Primary School (0.2 miles)

Brambletye School (0.7 miles)

Forest Row Church of England Primary School and Nursery (1.5 miles)

Michael Hall School (1.6 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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