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## Cornwell Avenue, Forge Wood

Guide Price £450,000 - £475,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

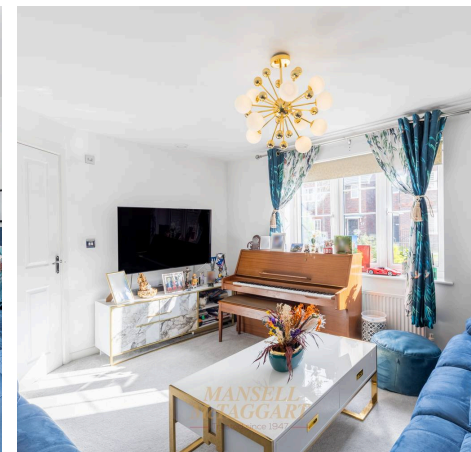




- Located within the popular Forge Wood development
- Single detached garage
- Driveway parking for several vehicles
- Remainder of 10-year NHBC warranty
- Main bedroom with fitted wardrobes and en-suite shower
- Fitted kitchen with integrated appliances and separate utility room
- Within close proximity to local schools, bus routes and amenities
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

A well-presented, three-bedroom semi-detached family home ideal for first time buyers and those wanting to upsize and located within the popular Forge Wood development. Situated within close proximity to Gatwick airport, bus routes, schools, shops, and local amenities the property offers modern living throughout.

Built in 2020, the property has the remainder of the NHBC warranty and briefly comprises: entrance hall with understairs storage cupboard; a generous size, bright and airy living room to the front of the property; downstairs cloakroom finished with low level W.C, wash hand basin and part tiled walls; a spacious fitted kitchen/dining room ideal for entertaining with a breakfast bar. The dining room offers plenty of space for dining table and chairs with double French doors out to the rear garden; the fitted kitchen offers a range of wall and base units, ample work surfaces with , integrated appliances including fridge/freezer, dishwasher, gas hob and electric oven.





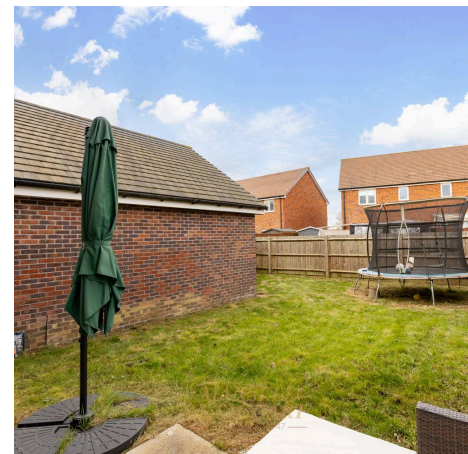
A separate utility room provides further wall and base units with extra worksurfaces and space for a tumble dryer and an integrated washing machine. A door to the side provides direct access to the driveway.

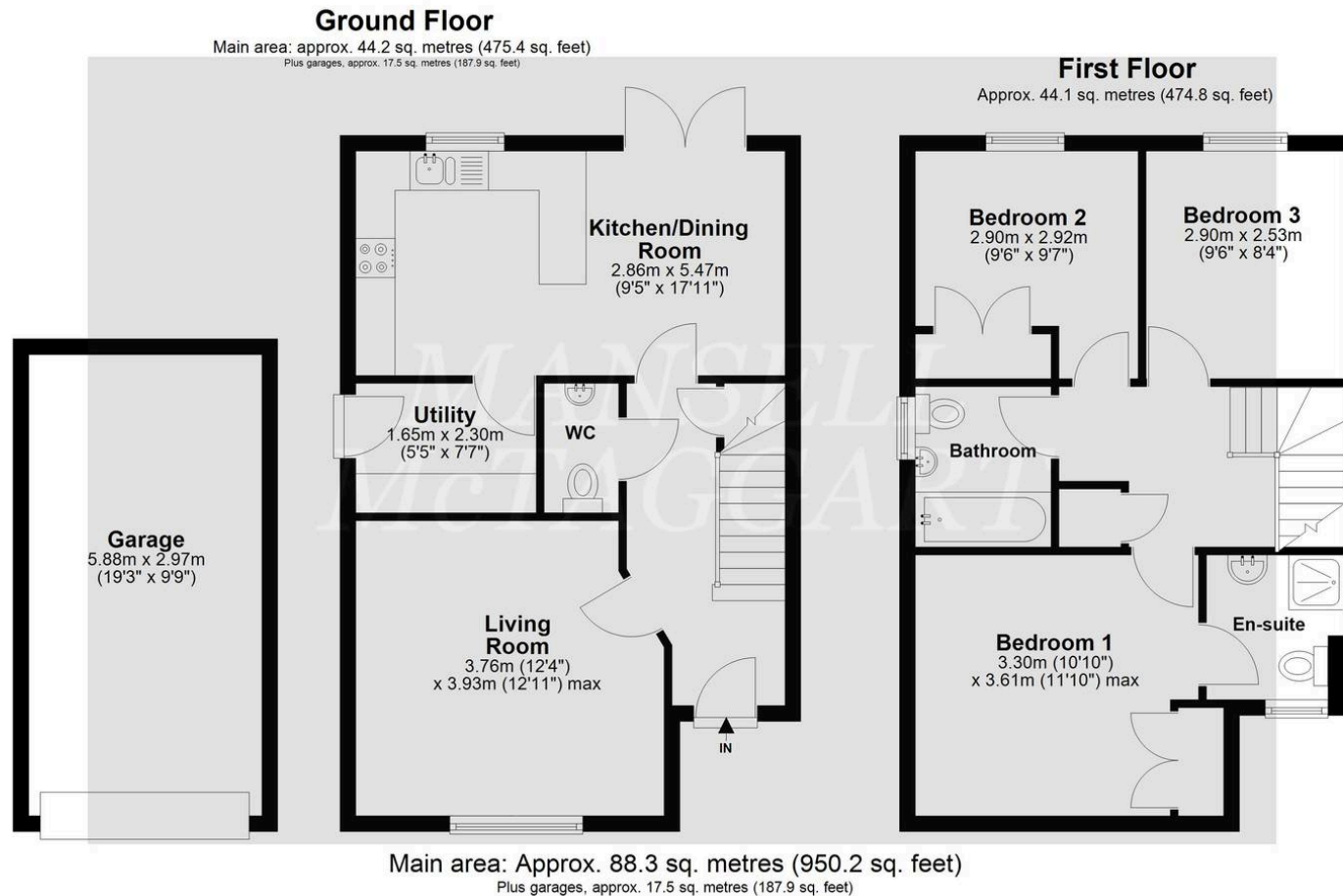
Upstairs offers a bright and airy landing; a main bedroom with double fitted wardrobes and en-suite shower room finished with low level W.C, wash hand basin, corner walk-in shower, heated towel rail and finished with part tiled walls; a well-proportioned second double bedroom also with fitted wardrobes and a third generous size bedroom currently being used as a home office but with ample space for a bed and wardrobes; a family bathroom completes the living accommodation finished with a low level W.C, wash hand basin, panelled bath with electric shower over, glass shower screen and finished with part tiled walls.

Externally, the property has a metal fence with a low maintenance front garden complete with grass and pathway to the front door. The property is currently fitted with solar panels which plan to be taken away by the current owners. To the side of the property is driveway parking for several vehicles leading to the single garage with up and over door and finished with power and light. Gated side access is provided to the landscaped rear garden which has a patio area abutting the rear of the property.

#### Agents Note

There is an annual service charge of £405.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

# Mansell McTaggart Crawley

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