



Forestfield, Furnace Green, Crawley, RH10 6PP

Positioned in the charming & award winning private estate of Forestfield, Furnace Green, Crawley, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The property features a spacious kitchen/dining area which was upgraded in 2023, perfect for entertaining or enjoying family meals together and the option to extend further onto the front courtyard STNPC.

The ground floor also boasts a convenient WC and utility area, adding to the practicality of the layout. The current owners have used extra space for a childrens play space which could potentially be opened up further STNPC.

A garage provides additional parking or storage options, ensuring that you have ample space for your belongings. Situated close to local schools and shops, this home is well-positioned for everyday amenities and family needs. The character of the property adds a unique charm, making it a warm and inviting place to call home.

Forestfield estate is a small, award winning estate perched beautifully on the outskirts of Crawley and nestled against Tilgate Forest and the Golf course with direct access onto the forest from the estate. The estate is owned & managed by volunteer residents & owners of the properties themselves and they frequently run family friendly events for residents & friends of residents such as Easter egg hunts, Halloween trails etc.

Within a short walking distance is the Shrublands Resident's Club which has been operating in various guises since 1968. Shrubbies Residents club welcome all residents from both Shrublands and Forestfield estates as full members and provides a variety of evening entertainments.

This end-terrace house in Forestfield is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to view this lovely home.

Offers In Excess Of £350,000 Freehold

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- 3 bedroom end terrace house
- Garage for parking or storage
- Courtyard
- Spacious kitchen/dining room
- Close to schools, shops & amenities
- Radiator Heating & double Glazed Windows
- Ground floor WC & utility room
- Three well-proportioned bedrooms
- Estate management Charge £450pa

Hallway

8'1" x 3'6" (2.48 x 1.07)

WC

4'9" x 3'0" (1.46 x 0.93)

Utility Room

4'8" x 4'8" (1.44 x 1.44)

Kitchen / Dining Area

16'11" x 9'10" (5.18 x 3.02)

Living Room

17'0" x 12'2" (5.19 x 3.72)

Store Room

5'1" x 3'4" (1.56 x 1.04)

Landing

12'9" x 2'10" (3.89 x 0.88)

Bedroom 1

17'2" x 8'5" (5.25 x 2.58)

Bedroom 2

10'4" x 10'0" (3.17 x 3.05)

Bedroom 3

11'10" x 5'9" (3.63 x 1.77)

Bathroom

6'5" x 5'4" (1.96 x 1.64)

Rear Garden

Garage

Council Tax Band: D





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	