



Valley Drive, Tinsley Green

Guide Price £360,000 - £380,000

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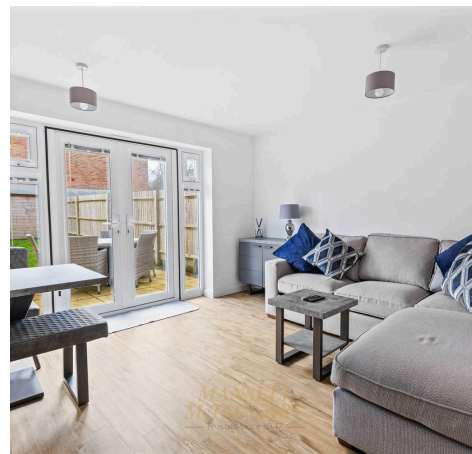




- NO ONWARD CHAIN
- Two well-proportioned bedrooms
- Allocated parking to the rear via back gate with a built in EV charger
- Private garden with storage shed
- Remainder of NHBC warranty (built 2023)
- Close proximity to Gatwick (10-15 minute bus ride), bus routes, schools and amenities
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A modern and stylish two-bedroom mid terrace family home situated in the popular new development of Forge Wood. The property sits within close proximity of Gatwick Airport (10-15 minutes bus ride), bus routes (within a 1-minute walk to the nearest bus stop), schools, shops and amenities.

Upon entering the property, there is a spacious hallway with two storage cupboards and access to the kitchen, living/dining room, cloakroom and stairs to first floor. The kitchen houses contemporary wall and base units with work surfaces over, fitted appliances, plumbing and space for washing machine and window to front. Continuing to the living/dining room, with French doors overlooking the rear garden giving a bright and open feel within the room and comfortably housing a large family sofa, six+ person dining table and freestanding furniture.

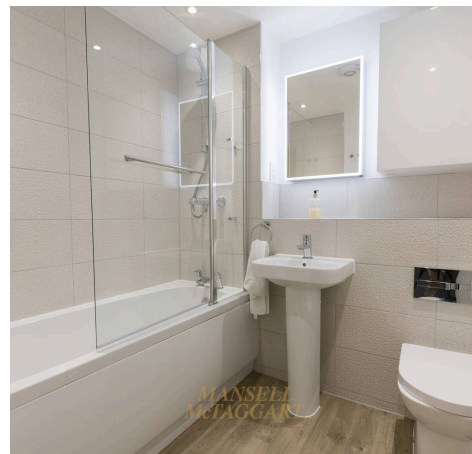




Upstairs, there is a hallway giving access to both bedrooms, family bathroom and loft. Both bedrooms are of generous proportions, easily housing double beds and furniture. The master bedroom is a generous size currently housing a super-king bed and located at the rear of the property, overlooking the garden. Bedroom two is located at the front. The bathroom sits in between both bedrooms, benefiting from a low level w/c, wall mounted towel rail and panel enclosed bath with shower over. Outside, the property benefits from a well proportioned garden which is mainly laid to lawn with a patio area abutting the property, storage shed and gate to the rear providing direct access to the allocated parking space and also a built in EV charger. To the front there is parking.

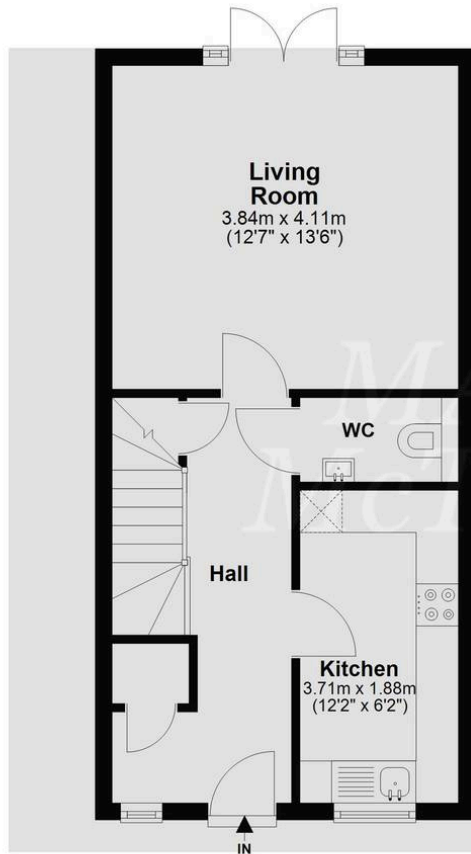
Agents Note

There is an annual Service Charge of £440.50. This information should be confirmed by your solicitor.



Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 sq. feet)

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.

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