



Geranium Close, Forge Wood

In Excess of £375,000

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- End of terrace home
- Two double bedrooms
- Built in 2019 by renowned builders Taylor Wimpey
- Cul-de-sac location
- Located within the popular Forge Wood development
- Kitchen/dining room
- Downstairs W.C
- Two parking spaces to the front
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

An extremely well-presented two double-bedroom end-of-terrace home, built by the renowned builders Taylor Wimpey in 2019 and situated within the popular Forge Wood development. Conveniently located close to Gatwick Airport, local bus routes, schools, shops, and a range of amenities, this property offers modern living throughout.

The front door opens into a welcoming entrance hall featuring a storage cupboard, access to the kitchen/dining room, living room, cloakroom and stairs rising to the first floor. The contemporary fitted kitchen/dining area comprises a range of wall and base units, with space for appliances including a dishwasher, fridge/freezer, and washing machine. Integrated appliances include a gas hob with an extractor hood over and an eye-level double oven. The dining area offers plenty of space for a table and chairs. To the rear of the property, the generously proportioned living room benefits from patio doors opening onto the rear garden and a large window, allowing plenty of natural light to flood the room. Completing the ground floor is a convenient cloakroom, accessed from the hallway and fitted with a low-level WC and wash hand basin, complemented by partially tiled walls.





On the first floor, the landing provides access to both bedrooms and the family bathroom. Both bedrooms are generously proportioned and comfortably accommodate double beds and additional furniture. The principal bedroom is positioned at the front of the property and has a built-in storage cupboard, space for a dressing table, and overlooks well-kept landscaping provided by the developers when built, while the second bedroom is located at the rear, overlooking the garden, and benefits from a fitted double wardrobe. The modern family bathroom features tiled walls, a panel bath with shower over and glass shower screen, a low-level WC, and a wash hand basin.

Externally, the property benefits from two allocated parking spaces located directly outside the home. Gated access leads to the landscaped rear garden, which has been thoughtfully designed to include a patio area adjoining the property, a pathway leading to a further seating area, a useful garden shed, an expanse of lawn flanked by raised flower beds.

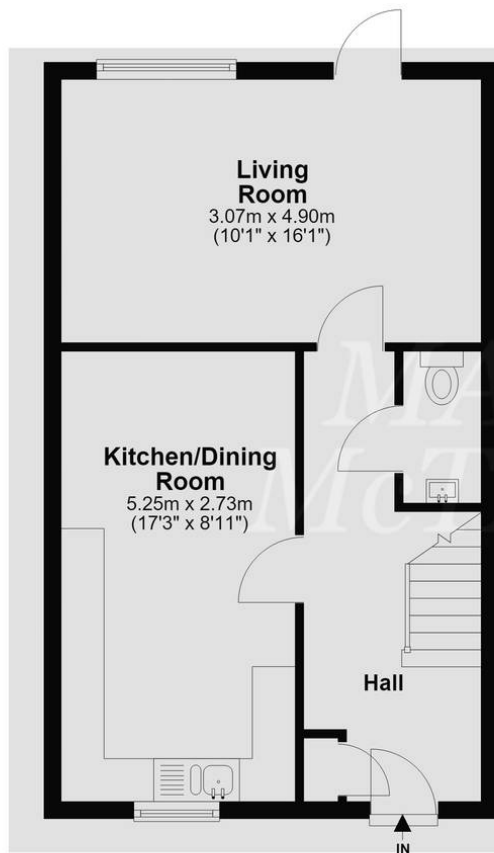
Agents Note

There is an annual service charge of £450.00. This information should be confirmed by your solicitor.



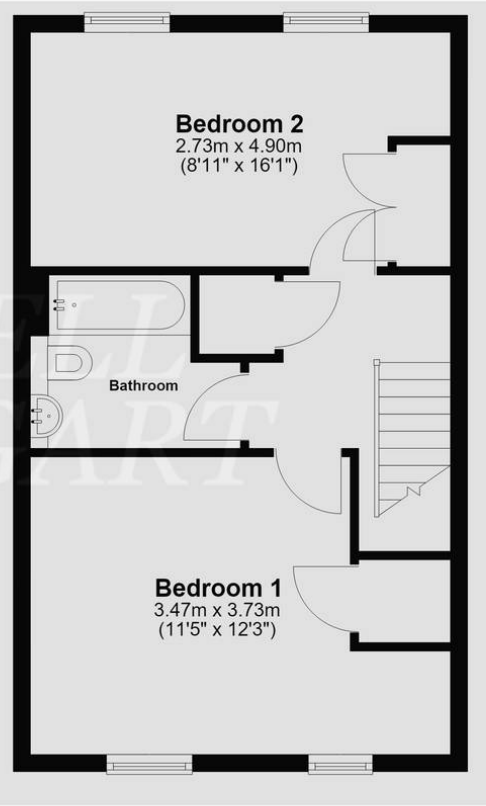
Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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