Charlbury Road, Forge Wood

Guide Price **£340,000 - £350,000**

MANSELL McTAGGART
Trusted since 1947

- Located on the popular Forge Wood development, built in 2016
- Two double bedroom mid terrace, ideal starter home
- Downstairs cloakroom and en-suite shower room
- Open plan living/dining room with double doors to garden
- Kitchen with integrated appliances
- Private rear garden with rear access
- Two allocated parking spaces
- VENDOR SUITED
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

This well presented two double bedroom home is located on the desirable Forge Wood development, within close proximity of Gatwick airport and neighbouring bus routes, schools, shops, and local amenities. The property boasts a downstairs cloakroom, open plan living/dining room with double doors to a private rear garden, en-suite shower room and two allocated parking spaces.

The front door leads into a spacious entrance hallway with wood laminate flooring, providing access to the useful downstairs WC. At the front of the house the modern kitchen is fitted with an attractive range of wall and base units with a stainless steel sink drainer set into worktops underneath a window to the front. There is an integrated gas oven and hob with extractor above, integrated washing machine, slimline dishwasher and fridge/freezer. A cupboard houses the wall mounted central heating boiler. The living/dining room is a bright and airy room with windows and double doors opening out onto the private rear garden. There is ample space for living room furniture as well as a two-to-four-seater dining table and chairs.

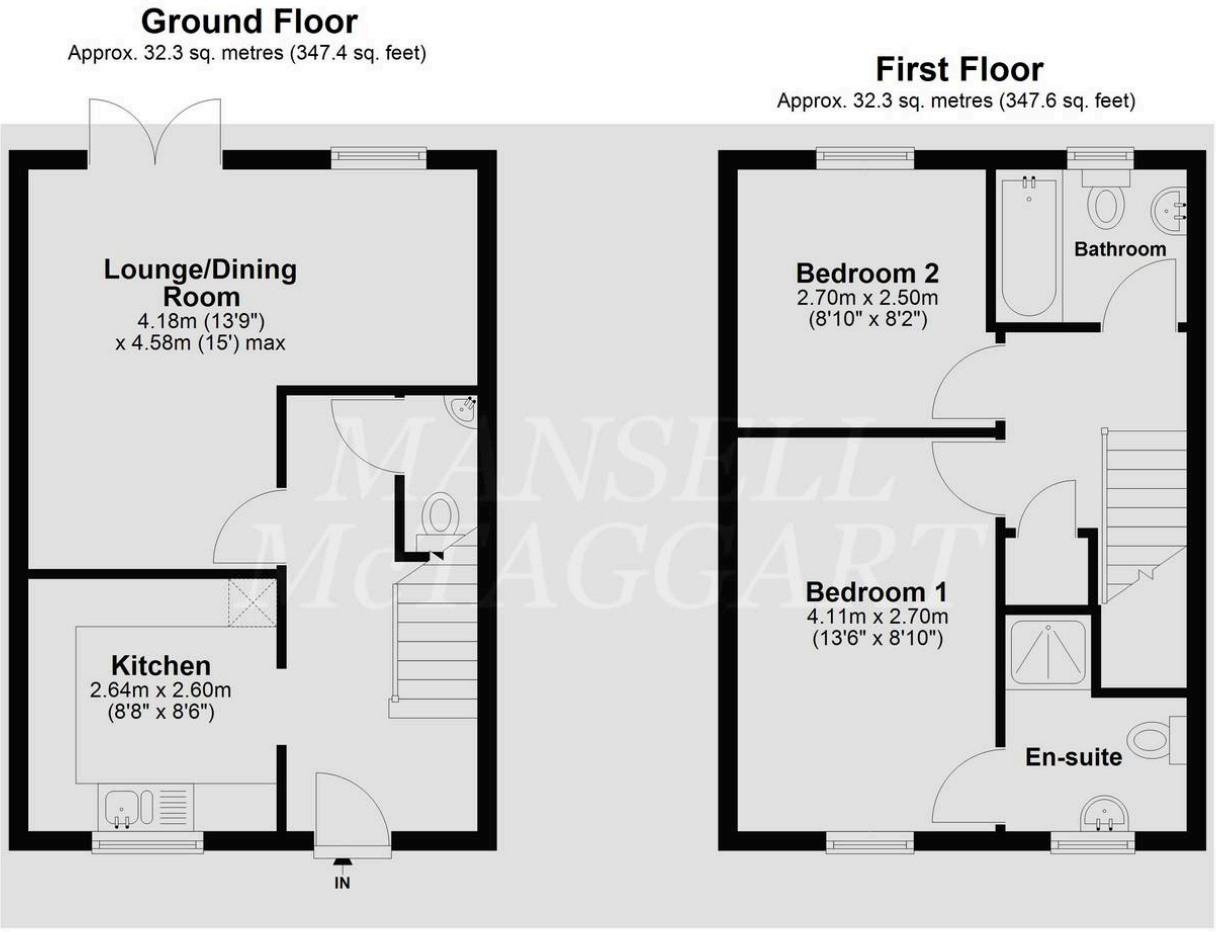
Stairs from the entrance hall lead to the first floor landing, with access to an airing cupboard. The main bedroom is a large double room and has double fitted wardrobes with mirror sliding doors. There is an en-suite shower room comprising shower cubicle, wash hand basin, low level WC and wall mounted heated towel rail. A frosted window to the front allows in plenty of natural light. Bedroom two is also a double room, with a pleasant outlook over the rear garden. There is access to the loft with light, which the sellers have thoughtfully fitted with boarding and shelving units for valuable additional storage. The family bathroom has a frosted window to the rear and is fitted with a white suite comprising panel bath, wash hand basin, low level WC and heated towel rail, finished with part tiles walls and tile effect vinyl flooring.

Outside, the property benefits from two allocated parking spaces located within close proximity of the house and gated rear access leading into the rear garden. Here a patio abuts the rear of the property with the remainder laid to lawn, there is a garden shed and the whole is enclosed with wooden panel fencing.

The vendors of the property have found a house to buy, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.

Agents Note

There is an Estate charge – vendors advise approx. £405/year.



Total area: approx. 64.6 sq. metres (695.0 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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