

# Hammerwood Road, Ashurst Wood

Guide Price £580,000 - £600,000

MANSELL McTAGGART
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# Hammerwood Road

## Ashurst Wood, East Grinstead

This beautiful 1900's cottage has been upgraded and improved by the current owners, with further scope to extend. The Wisteria-framed home resides in the quiet village of Ashurst Wood. Just a short distance from local schools, train station, East Grinstead Town and various rural walks, this property would be suitable for a variety of buyers.

The accommodation briefly comprises: entrance hall; living room with feature bay window to the front aspect and an original fireplace; spacious dining room with a log burning stove, under stair storage cupboard and a view to the side aspect; kitchen with high ceilings, access to the rear garden and a downstairs WC with wash hand basin completes the ground floor.

The first floor comprises: master bedroom with a bay window to the front aspect and original features including an iron fireplace and illuminated coving; double guest bedroom with a vaulted ceiling, exposed beams and brickwork as well as a sash window overlooking the rear garden; stunning family bathroom with a low-level WC, twin wash hand basins with floating vanity, stone Slipper tub with smart taps, rainfall shower and underfloor heating complete the first floor.



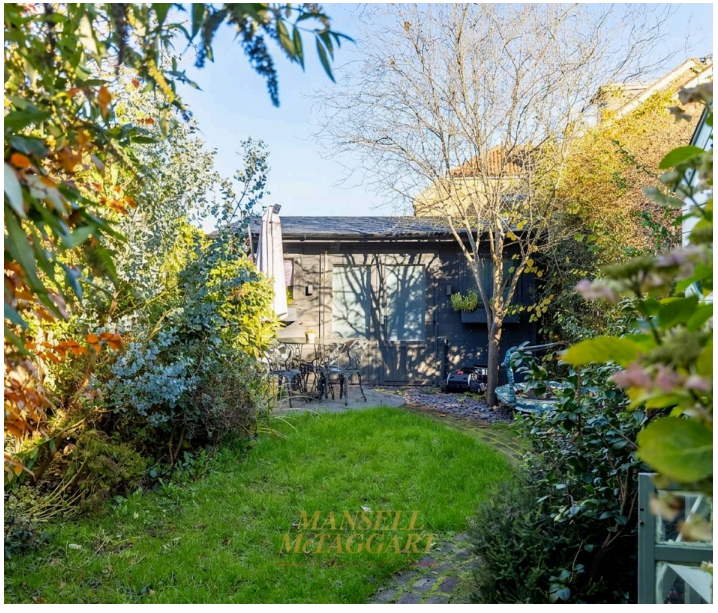












# 41 Hammerwood Road

## Ashurst Wood, East Grinstead

The top floor is split into two equal soundproofed bedrooms with sensory lighting and voice-controlled intercom. The current vendors have pre-plumbed the property in readiness for air-conditioning.

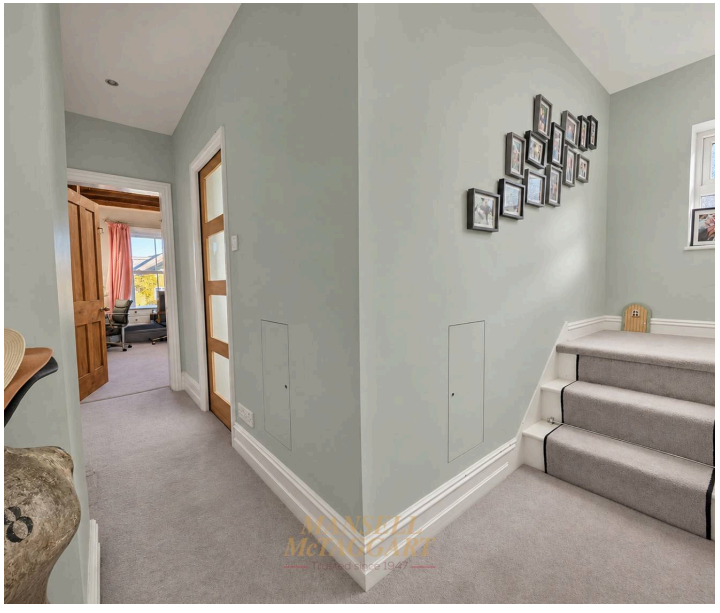
Externally, the property further benefits from driveway parking for two cars and leads to the gated side access. The rear garden is mostly laid to lawn with a courtyard abutting the side of the property, a variety of mature trees, shrubs and flowering plants in addition to the insulated garden studio.

Council Tax band: C

Tenure: Freehold

- Semi-detached family home
- Converted loft
- Potential to extend
- High-end luxury bathroom
- Ducting in place for air-conditioning
- Driveway parking
- Village location
- Walking distance to local schools
- Short distance to East Grinstead & Forest Row
- Various rural walks nearby





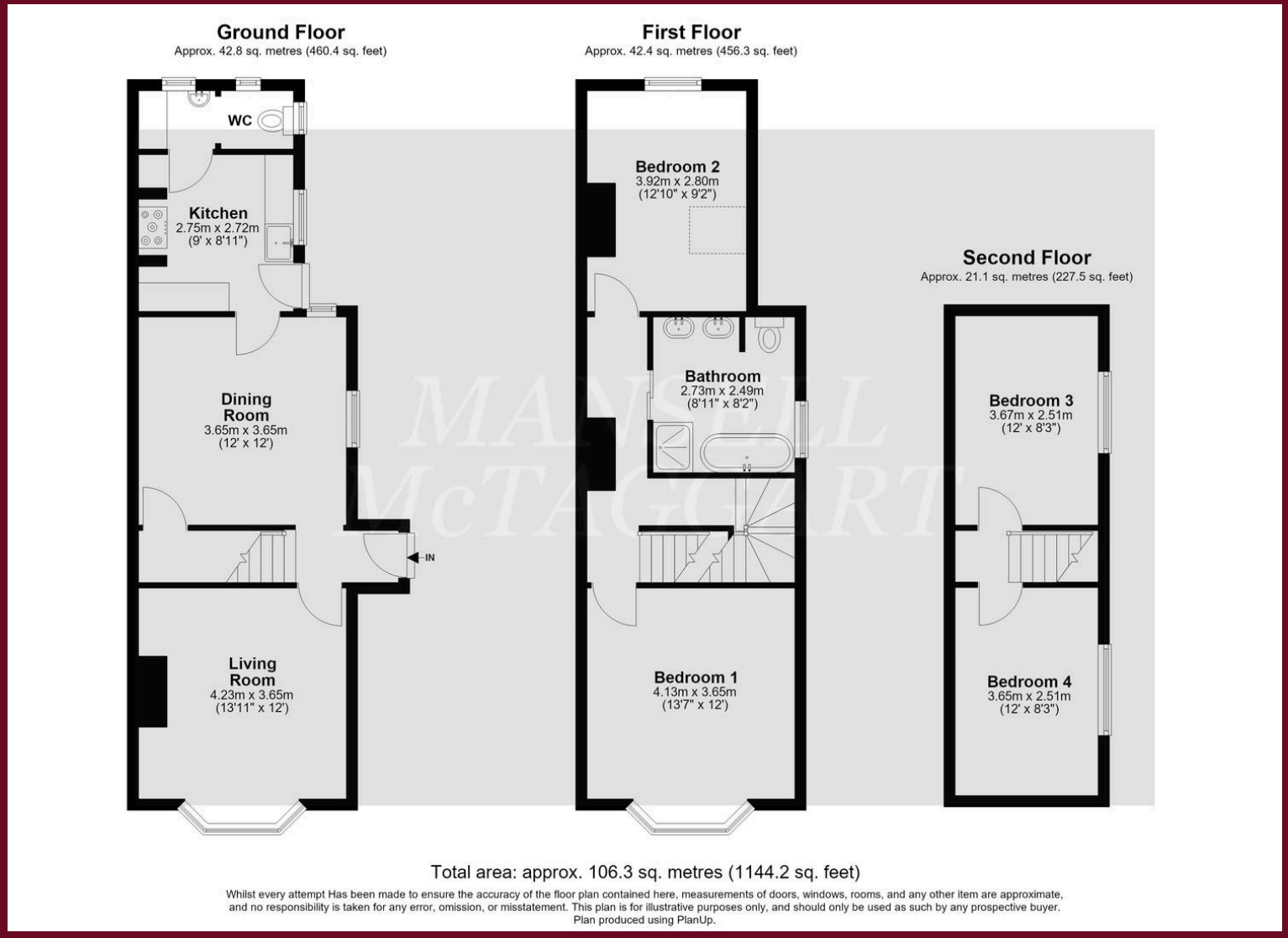
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Total area: approx. 106.3 sq. metres (1144.2 sq. feet)

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 East Grinstead

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