Park Road, Forest Row

Offers In Region Of £650,000

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Upon entering, you're welcomed into a central hallway that provides access to the ground floor rooms. Immediately to your right is a separate reception room—complete with a fireplace and full of charm. This space is ideal as a home office, playroom, snug or a further bedroom, offering flexible use to suit modern living.

To the left lies the main lounge—a spacious and inviting room enhanced by a large bay window that floods the space with natural light. The second fireplace adds a cosy focal point, making it the perfect place to relax and unwind.

At the rear of the property, the kitchen/diner is a generous and social space, ideal for both everyday family living and entertaining. It offers plenty of room for cooking, dining, and spending time together, with space for a dining table and a natural hub feel to the home. Just off the kitchen, a small hallway leads to the rear of the property, providing handy access outdoors.
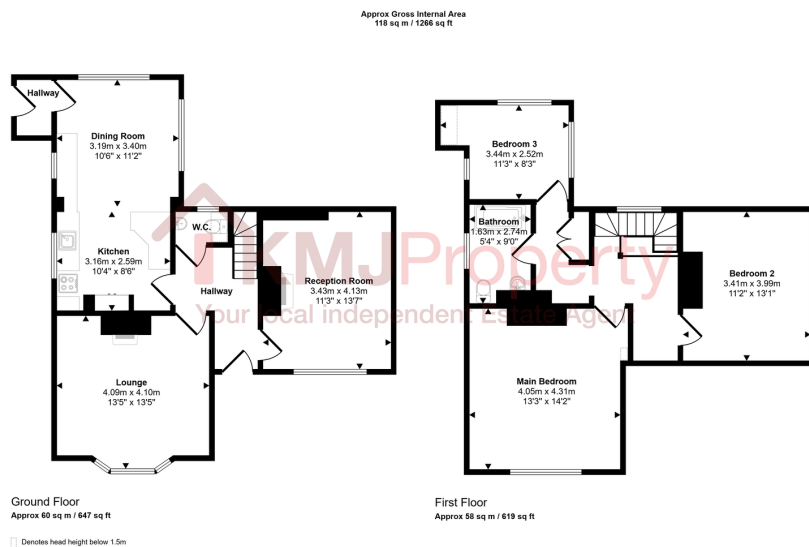
Completing the ground floor is a conveniently located WC, accessed from the central hallway.

Upstairs, a well-sized landing leads to three bedrooms and the family bathroom. The main bedroom, positioned at the rear, is a generous double with ample space for furnishings. The second bedroom, located at the front, is another spacious double, while the third bedroom is a good-sized single—ideal for a child's room, guest space, or home office.

The family bathroom is equipped with a shower over bath and serves all three bedrooms from a central position.

Externally, the home is surrounded by mature shrubbery, offering privacy and creating a peaceful, leafy setting that enhances the tranquil charm of this property.

Floor Plan

Approx Gross Internal Area
118 sq m / 1266 sq ft

Ground Floor
Approx 60 sq m / 647 sq ft

Hallway
Dining Room
3.19m x 3.40m
10'6" x 11'2"
W.C.
Kitchen
3.16m x 2.59m
10'4" x 8'6"
Hallway
Reception Room
3.43m x 4.13m
11'3" x 13'7"
Lounge
4.09m x 4.10m
13'5" x 13'5"

First Floor
Approx 58 sq m / 619 sq ft

Bedroom 3
3.44m x 2.52m
11'3" x 8'3"
Bathroom
1.63m x 2.74m
5'4" x 9'0"
Bedroom 2
3.41m x 3.99m
11'2" x 13'1"
Main Bedroom
4.05m x 4.31m
13'3" x 14'2"

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Detached
- 3 Well Proportioned Bedrooms
- Rustic Charm Throughout
- Spacious Kitchen Diner
- EPC: E
- Peaceful and Idyllic Setting
- Driveway
- Reception Room with Fireplace
- Close to Local Amenities
- Council Tax Band: F

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		99

England & Wales
EU Directive
2002/91/EC