



**Price**  
**£385,000**

**Freehold**

2x  1x  1x 

**Valley Drive, Forge  
Wood, Crawley, West  
Sussex, RH10**

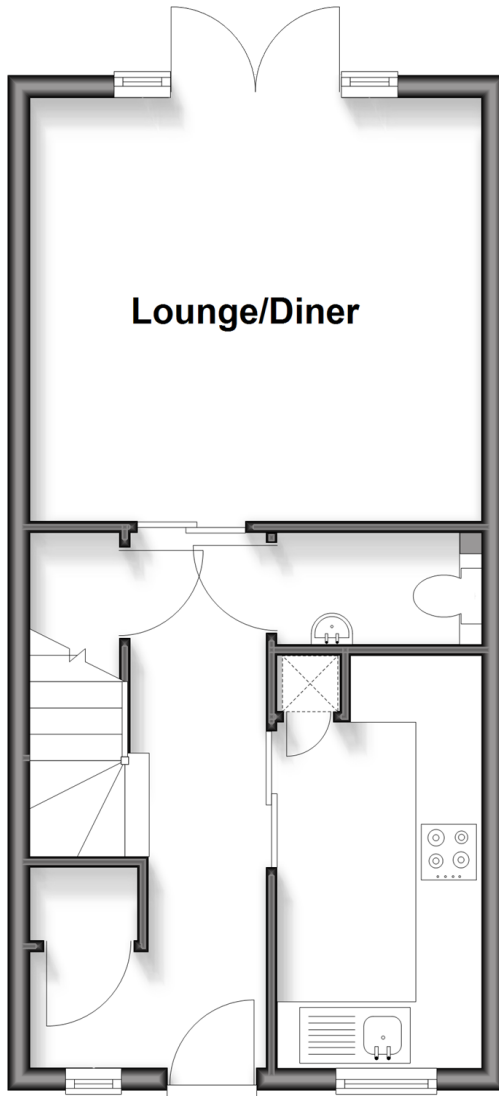
**OVER 60?**

Secure this property  
for up to **59% less!**

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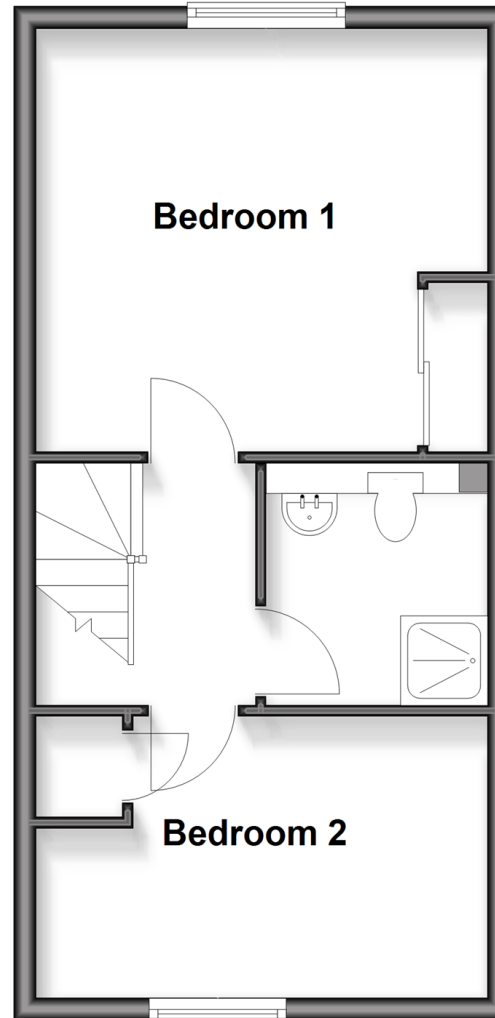
## Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



## First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge/Diner: 13'5 x 12'7 (4.09m x 3.84m)

Kitchen : 12'1 x 6'1 (3.69m x 1.86m)

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 12'8 (4.09m x 3.86m)

Bedroom 2: 13'5 (4.09m) x 9'11 (3.02m)  
narrowing to 8'6 (2.59m)

Shower Room: 6'5 x 6'3 (1.96m x 1.91m)

### OUTSIDE

Front Garden

Rear Garden

Allocated Parking Space



## Main features

- Modern Semi detached house
- Well presented throughout
- Fitted kitchen with integrated appliances
- Lounge/diner with French door to the landscaped rear garden with artificial turf
- Allocated parking space
- Shower room and downstairs cloakroom

## Nearest Schools

Primary Schools: West Green Primary 0.3 miles, Northgate Primary 0.4 miles, Three Bridges Junior School 0.6 miles

Secondary Schools: St Wilfrid's Catholic Comprehensive School, Crawley 0.8 miles, Manor Green College 0.8 miles,

## Transport Information

Train Stations: Crawley 0.3 miles, Three Bridges 1.1 miles, Ifield 1.1 miles

## Address

Valley Drive, Forge Wood, Crawley, West Sussex, RH10

## Directions

For directions to this property please contact us.



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Call Crawley Branch 01293 522233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: B(85) POTENTIAL: A(95)

20420583/20260107/SS/DC