



**Price**  
**£500,000**

**Freehold**

3x  2x  1x 

**Emerald Road, Forge  
Wood, Crawley, West  
Sussex, RH10**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

## Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge: 18'6 x 10'3 (5.64m x 3.13m)

Kitchen/Diner: 18'7 x 9'2 (5.67m x 2.80m)

Utility Room: 6'5 x 5'3 (1.96m x 1.60m)

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 10'5 (3.36m x 3.18m)

En Suite Shower Room: 7'4 x 3'10 (2.24m x 1.17m)

Bedroom 2: 10'8 (3.25m) narrowing to 8'10 (2.69m) x 8'5 (2.57m)

Bedroom 3: 9'3 (2.82m) x 7'6 (2.29m) narrowing to 5'5 (1.65m)

Bathroom : 7'5 x 6'2 (2.26m x 1.88m)

### OUTSIDE

Front Garden

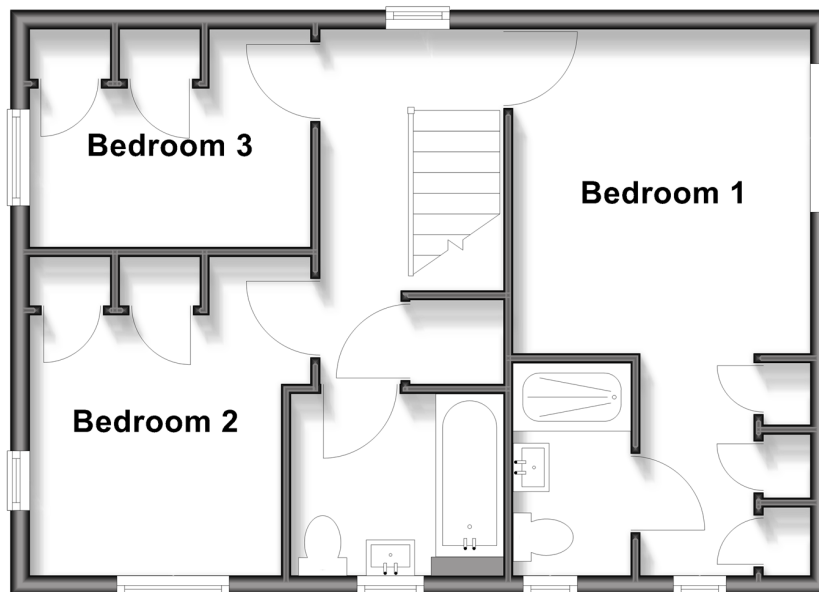
Rear Garden

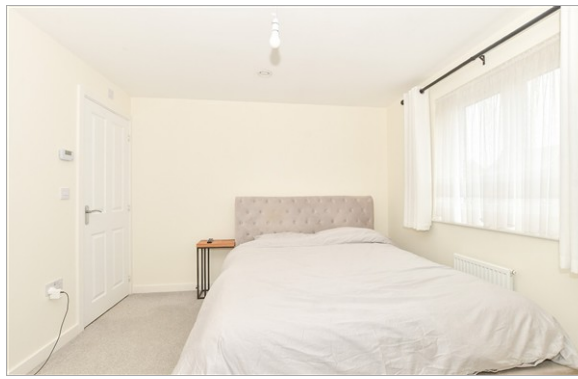
Driveway

Summer House: 12'4 x 6'3 (3.76m x 1.91m)

## First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)





## Main features

- Modern detached house
- Fitted kitchen with integrated appliances and utility room
- Lounge with oak flooring and French doors to the garden
- Bedroom one has an en suite shower room in addition to the family bathroom and cloakroom
- Landscaped rear garden, summerhouse and driveway for two cars

## Nearest Schools

Primary Schools: Milton Mount Primary 0.9 miles, Copthorne CofE Junior School 1.0 miles, Pound Hill Junior School, Crawley 1.3 miles

Secondary Schools: Hazelwick School 1.2 miles

## Transport Information

Train Stations: Three Bridges 1.5 miles, Gatwick Airport 1.5 miles, Horley 2.3 miles

## Address

Emerald Road, Forge Wood, Crawley, West Sussex, RH10

## Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

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



20420594/20260228/SS/DC