

Connells

Woods Hill Close
Ashurst Wood East Grinstead

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Ashurst Wood East Grinstead RH19 3RJ

for sale offers in excess of
£400,000







Property Description

Situated on a generous corner plot in the highly sought-after village of Ashurst Wood, this beautifully presented home offers spacious and versatile accommodation, perfectly suited to modern family living.

The heart of the home is the impressive open-plan kitchen/dining area, thoughtfully designed to create a fantastic social space for everyday living and entertaining. Flowing seamlessly through to the lounge, the layout provides a bright and welcoming atmosphere with plenty of room for family and friends to gather.

Further benefits include a practical utility room, adding valuable storage and workspace away from the main living areas. Outside, the property continues to impress with a garage, driveway parking for two vehicles, and a well-positioned corner plot offering a greater sense of space and privacy than many neighbouring homes.

Ashurst Wood remains one of the area's most desirable villages, offering a strong community feel, local amenities, highly regarded schools and excellent access to East Grinstead town centre, mainline railway station and surrounding countryside.

An excellent opportunity to acquire a well-appointed home in a prime village location, early viewing is highly recommended. Planning permission has also been granted for a two-storey side extension and replacement single storey rear extension.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor**

Total floor area 113.1 m² (1,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405907

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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