



MANSELL
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Cornwell Avenue, Forge Wood
£575,000

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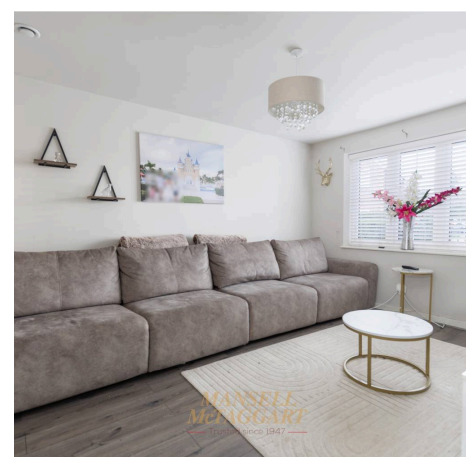
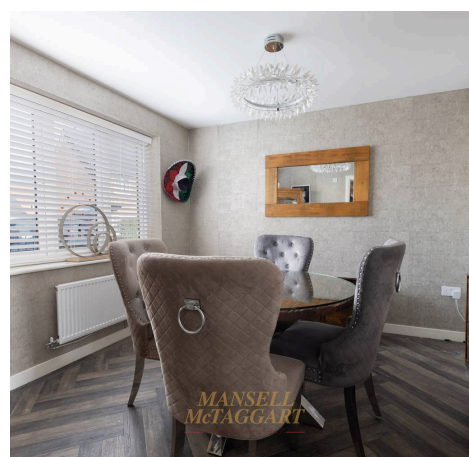




- Four-bedroom detached family home
- Located within the popular Forge Wood development
- Within close proximity to local schools, bus routes and amenities
- Main bedroom with fitted wardrobes and en-suite shower
- Driveway parking with single detached garage partly converted into an office
- Utility room with downstairs cloakroom
- Remainder of 10-year NHBC warranty
- Council Tax Band 'E' and EPC 'B'

An extremely well presented, four-bedroom detached family home ideal for first time buyers and those wanting to upsize and located within the popular Forge Wood development. Situated within close proximity to Gatwick airport, bus routes, schools, shops, and local amenities the property offers modern living throughout.

Built in 2020, the property has the remainder of the NHBC warranty and briefly comprises of an entrance hall which gives access to the dining room, living room and kitchen/diner. The dining room is at the front of the property and offers plenty of space for dining table and chairs and a handy downstairs storage cupboard. The living room, also at the front of the property sits at the front of the property with enough space for a large family sofa and other freestanding furniture. The kitchen/diner offers a range of wall and base units, ample work surfaces with integrated appliances including fridge/freezer, dishwasher, gas hob and electric oven; a separate utility room provides further wall and base units with extra worksurfaces with built-in washing machine and space for a tumble dryer and completed with a downstairs cloakroom.





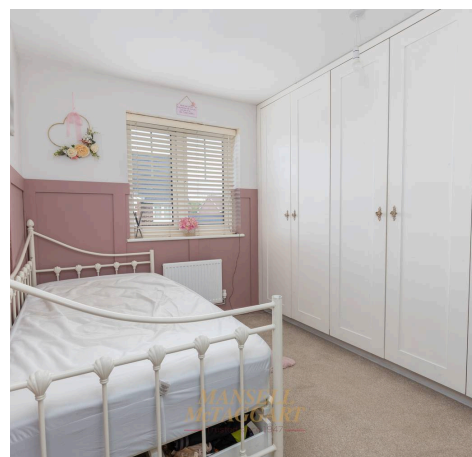
Upstairs offers a bright and airy landing; a main bedroom with double fitted wardrobes and en-suite shower room finished with low level W.C, wash hand basin, corner walk-in shower, heated towel rail and finished with part tiled walls; a well-proportioned second double bedroom also with fitted wardrobes and the third and fourth generously sized bedrooms look out onto the front aspect. A family bathroom completes the living accommodation finished with a low-level W.C, wash hand basin, panelled bath with shower over, glass shower screen and finished with part tiled walls.

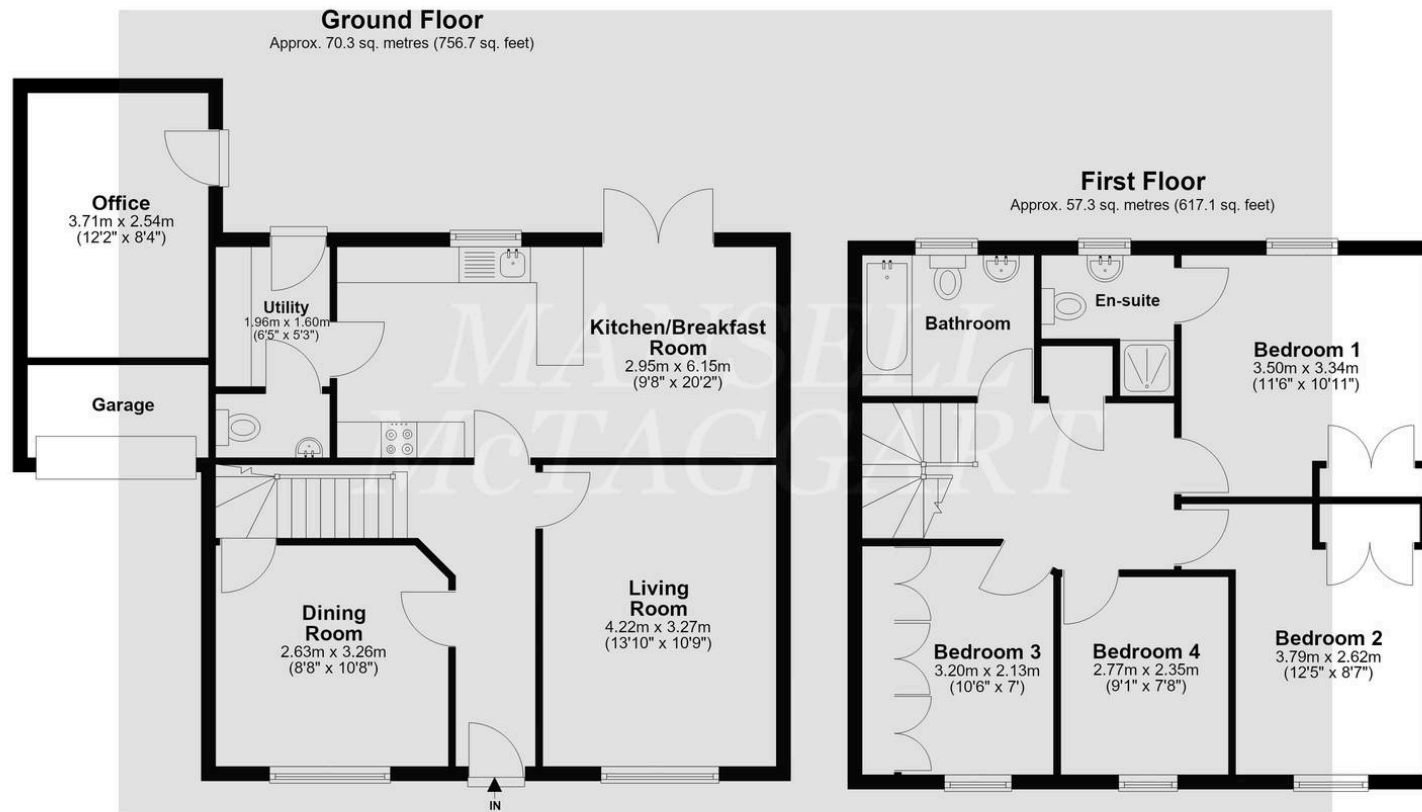
Externally, to the side of the property is driveway parking for several vehicles leading to the single detached garage with an electric door. Two thirds of the garage has been converted into an office with gas heating and power fitted.

Gated side access is provided to the low maintenance landscaped rear garden which has a patio area abutting the rear of the property, pathway leading to a second well-proportioned patio area taking you behind the garage with the remainder laid to lawn.

Agents Note

There is an annual service charge of £360. This information should be confirmed by your solicitor.





Total area: approx. 127.6 sq. metres (1373.8 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.

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