



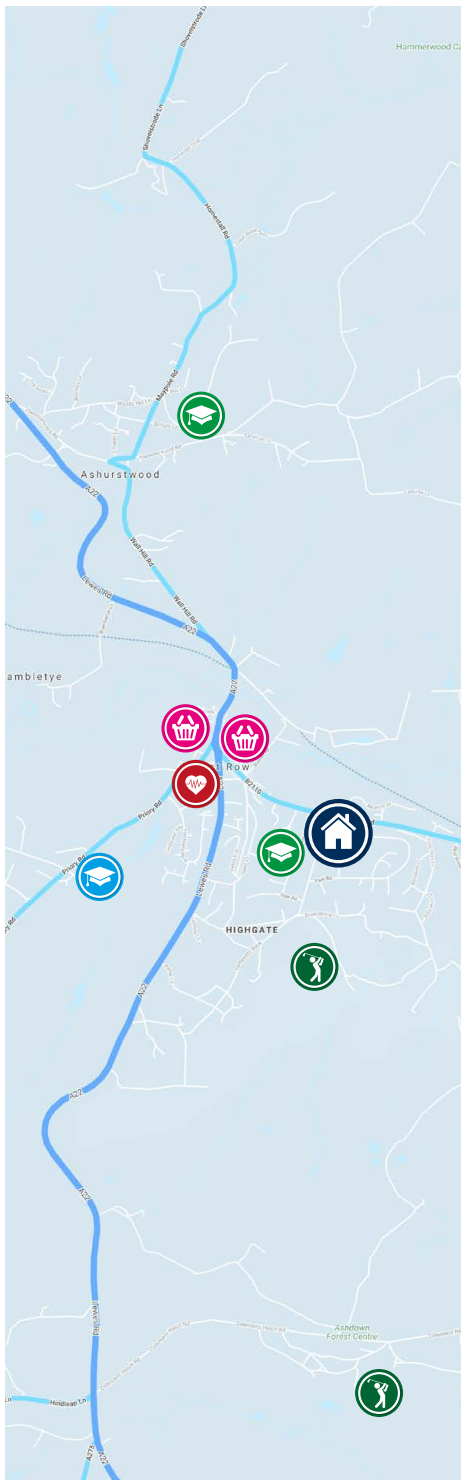
PARK CRESCENT  
Forest Row, East Sussex



COLE'S  
ESTATE AGENTS

# FLOOR PLANS





# PARK CRESCENT, FOREST ROW, EAST SUSSEX

## PROPERTY DESCRIPTION

A detached, extended bungalow in a quiet cul-de-sac within easy reach of the village centre offering spacious and versatile accommodation including entrance hall, kitchen open to living/dining room, master bedroom with ensuite shower room, two further bedrooms and bathroom.

Outside the property benefits from driveway, home office and rear garden with raised decking area.

## LOCATION

The centre of Forest Row, Golf Course and Forest Way are all within walking distance. The village offers a wide range of shops, two mini supermarkets that cater for every day needs, restaurants and public houses. Forest Row Primary School is within a short walk whilst Michael Hall is only 1 mile away. State secondary schools can be found in East Grinstead, Crowborough and Chailey.

East Grinstead is only 4 miles away and offers a comprehensive range of shops and supermarkets as well as a mainline station with frequent services to East Croydon, Clapham Junction, London Victoria, London Bridge and London St Pancras.

## KEY INFORMATION

Total Internal Area	1,065 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	D - 59
Local Council	WEALDEN
Council Tax Band	D
Amount per annum	£2,324



**Asking Price £575,000**





## ACCOMMODATION

The property is accessed via wooden glazed panel door to side opening to:

### ENTRANCE HALL

Double glazed leaded light window to side, loft hatch, radiator, telephone point, corner cupboard, doors to all bedrooms, bathroom and kitchen.

### KITCHEN

Range of wall and base white gloss units with soft closing drawers and contrasting solid wooden work surfaces incorporating ceramic 1.5 bowl sink and drainer with hose mixer tap, 4 ring induction hob, built in double oven and grill, integrated dishwasher, space for upright fridge/freezer, space for tumble dryer, space and plumbing for washing machine, ceramic tiled flooring, double glazed door to side, steps down to:

### LIVING/DINING ROOM

Feature wood burning stove with exposed flue, granite hearth and wooden store under, dual aspect with frosted double glazed window to side with solid wooden sill and feature height double glazed windows to rear, double glazed bi-folding doors opening to decking area, solid wooden flooring, satellite point, downlighters.

### MASTER BEDROOM

Double glazed leaded light window to front, radiator, satellite point, doorway to dressing area with ceramic tiled flooring, hanging rails and doorway to:

### ENSUITE SHOWER ROOM

Suite comprising corner shower cubicle with drencher shower head with additional hand held shower unit, plinth with wash hand basin and mixer tap, low level wc, heated ladder towel rail, tiled walls, ceramic tiled flooring, frosted double glazed window to side.

### BEDROOM TWO

Double glazed leaded light window to front with quarry tiled sill, radiator.

### BEDROOM THREE

Double glazed window to side with quarry tiled sill, wooden laminate flooring, radiator.

### BATHROOM

Suite comprising tile panelled bath with mixer tap and shower attachment over, low level wc, wash hand basin with mixer tap and storage cupboards under, fully tiled walls, bathroom cabinet, heated ladder towel rail, tiled flooring, downlighters, double glazed window to side.





## OUTSIDE

### FRONT GARDEN

Hardstanding areas providing parking for three cars, raised flower beds, outside light, steps up to front door, side gate.

### HOME OFFICE

Situated in the rear garden. Fully insulated with internet connection.

### REAR GARDEN

Large decking area with wooden balustrade surround and steps down to lawn area, outside light, further decking area, shrub borders, enclosed by fence panels.

### AGENTS NOTE

The photographs were taken in 2016.

## VIEWINGS

Viewing by appointment with  
Cole's Estate Agents East Grinstead

**01342 324616**

[sales@colesestateagents.com](mailto:sales@colesestateagents.com)







COLE'S  
ESTATE AGENTS

01342 324616

[sales@colesestateagents.com](mailto:sales@colesestateagents.com)

[www.colesestateagents.com](http://www.colesestateagents.com)



Cole's give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs & plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cole's have not tested any services, equipment or facilities. Potential purchasers must satisfy themselves by inspection prior to completion.

