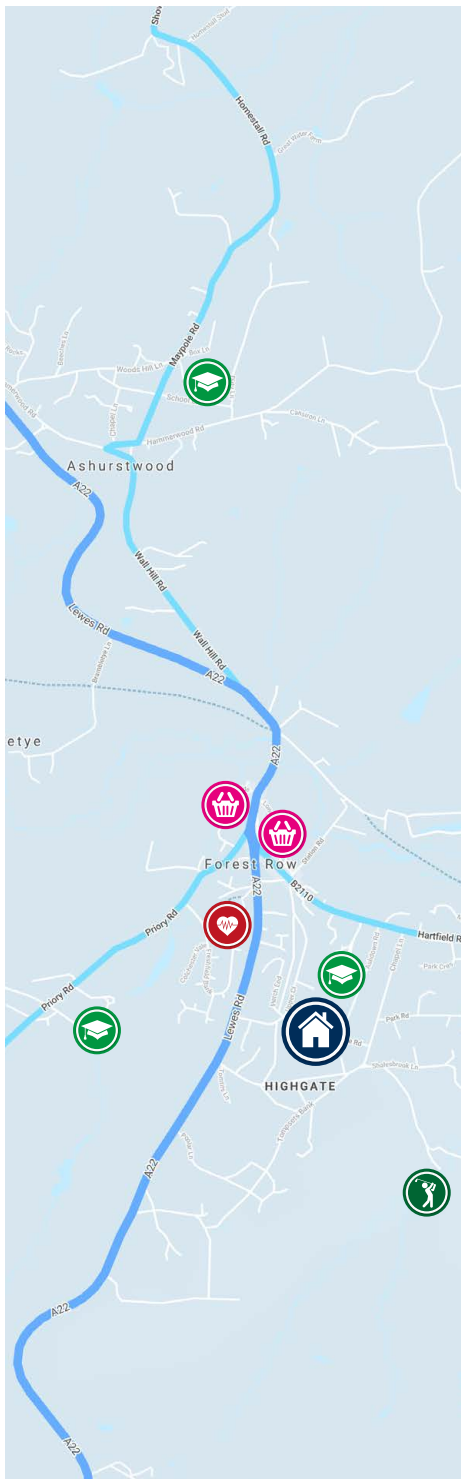




DALE ROAD
Forest Row, East Sussex







DALE ROAD, FOREST ROW, EAST SUSSEX

PROPERTY DESCRIPTION

A truly impressive detached family home in a highly sought after location offering superbly presented accommodation finished to a high standard that has been recently improved by the current vendors. The ground floor comprises entrance porch, entrance hall, living room with wood burning stove, cloakroom, dining room, stunning and spacious refitted kitchen/breakfast room, utility room and family/study. The first floor consists of landing, master bedroom with refitted ensuite shower room, three further double bedrooms, refitted bathroom and eaves storage room.

Outside the property benefits from large driveway and parking area, double garage, office/store and spacious gardens.

Viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

Ideally located in a quiet location in Forest Row on the outskirts of Ashdown Forest. The centre of Forest Row, Golf Course and Forest Way are all within walking distance. The village offers a wide range of shops, mini supermarkets, restaurants and public houses that cater for every day needs.

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 and London Bridge.

KEY INFORMATION

Internal Area	2,239 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	D - 61
Local Council	WEALDEN
Council Tax Band	G
Amount per annum	£3,874



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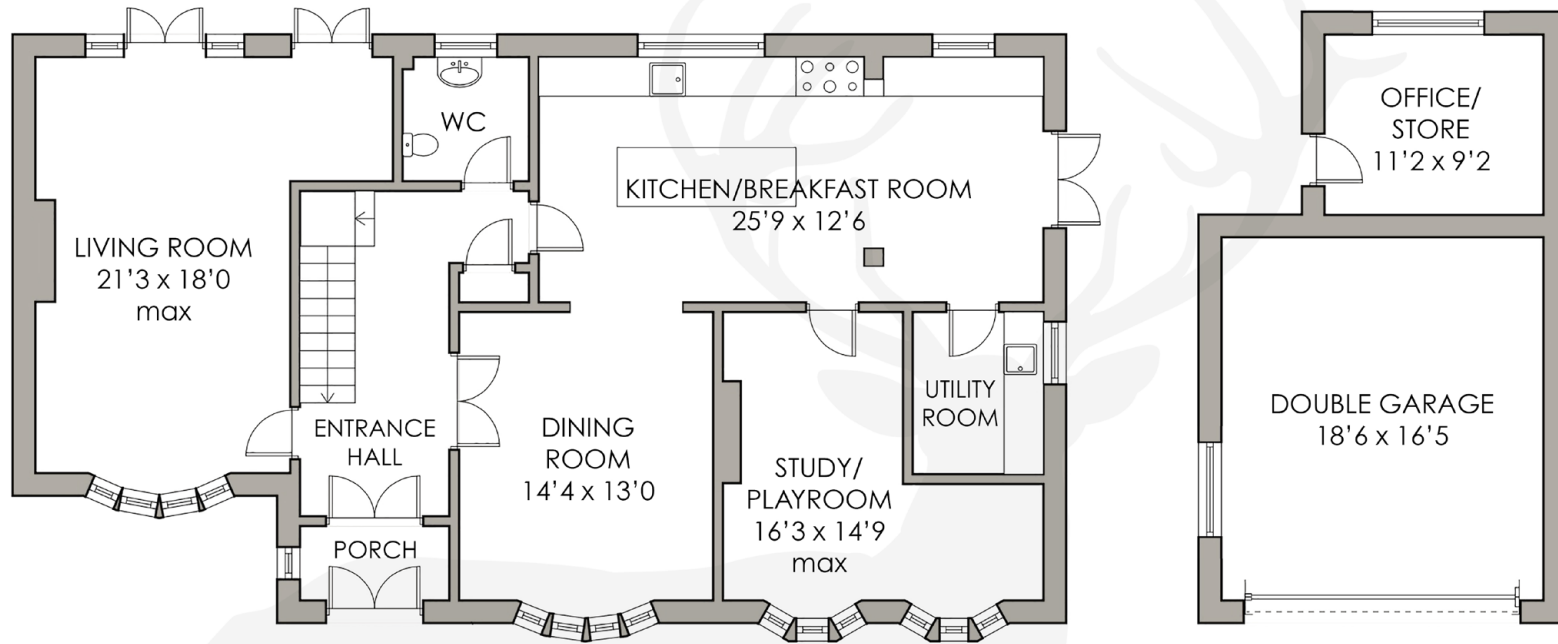
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Asking Price £1,250,000

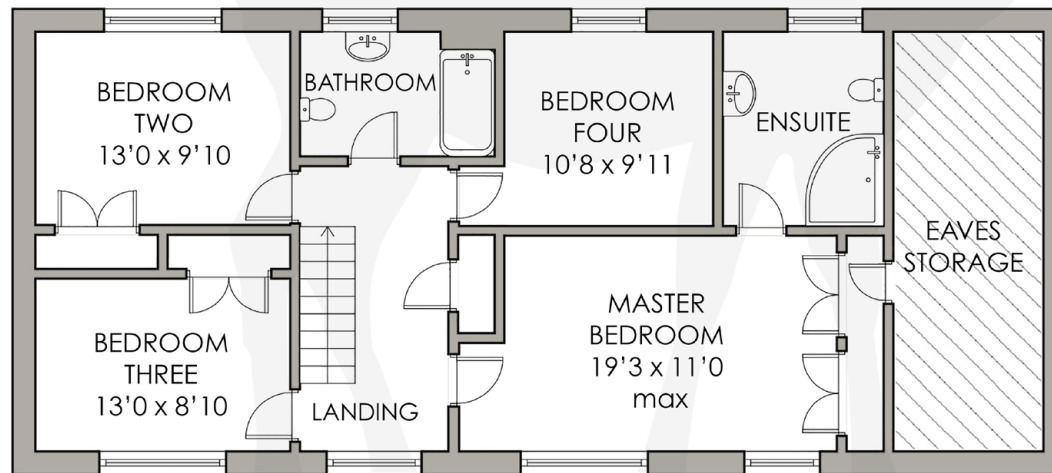




FLOOR PLANS



Ground Floor



First Floor



COLE'S ESTATE AGENTS
Ref 10000

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.

Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.



ACCOMMODATION

The property is entered via double door, opening to:

ENTRANCE PORCH Window to side, tiled floor and glazed double doors opening to:

ENTRANCE HALL Solid wood flooring, radiator with decorative cover, cloaks storage cupboard, stairs to first floor, glazed doors to living room and kitchen, door to cloakroom, glazed double doors to dining room.

CLOAKROOM Victorian style standing wash hand basin with mixer tap, low level wc, fully tiled walls, tiled flooring with underfloor heating, obscured wooden glazed window to rear.

LIVING ROOM Wooden bay window to front, two glazed double doors to rear opening onto patio area, two radiators, feature fireplace with wood burning stove, mantle and flagstone hearth painted wood panelling to remainder of chimney breast, solid wood flooring.

DINING ROOM Wooden bay window to front, radiator, solid wood flooring, open to:

KITCHEN/BREAKFAST ROOM Impressive spacious room with refitted handcrafted wooden deVOL kitchen with a comprehensive range of base units with contrasting quartz work surface incorporating Villeroy & Boch butler sink with Perrin & Rowe mixer tap, Stoves cooker with induction hob and double oven, stainless steel cooker with extractor fan, integrated Smeg dishwasher, integrated fridge, integrated freezer, quartz upstands, large island with base units and quartz work surface and breakfast bar with hanging pendant lighting over, ceramic tiled flooring, Victorian style radiator, downlighters, cupboard housing newly fitted boiler, dual aspect with windows to rear and double glazed patio doors to side, glazed panel doors to utility room and family room.

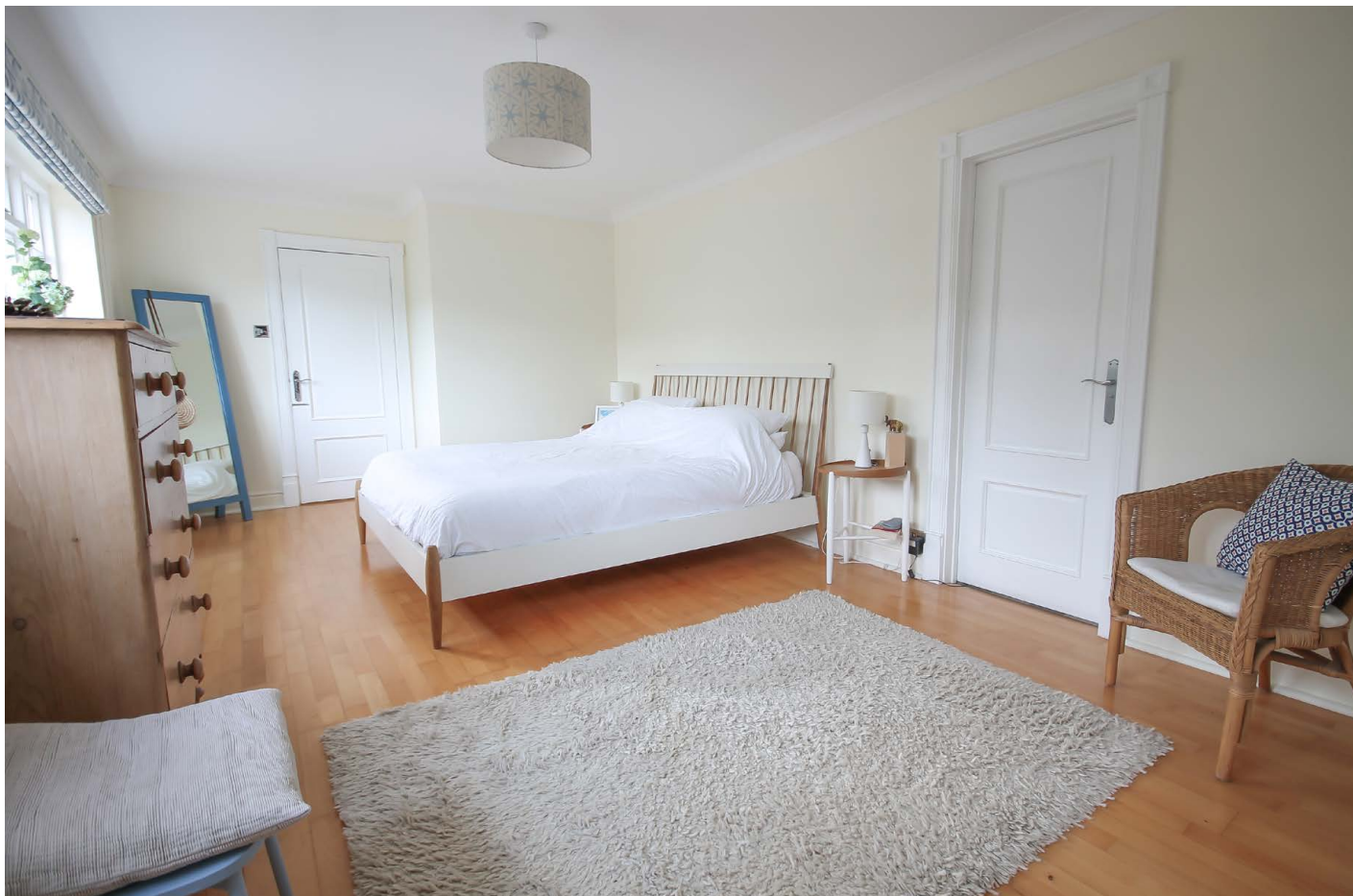
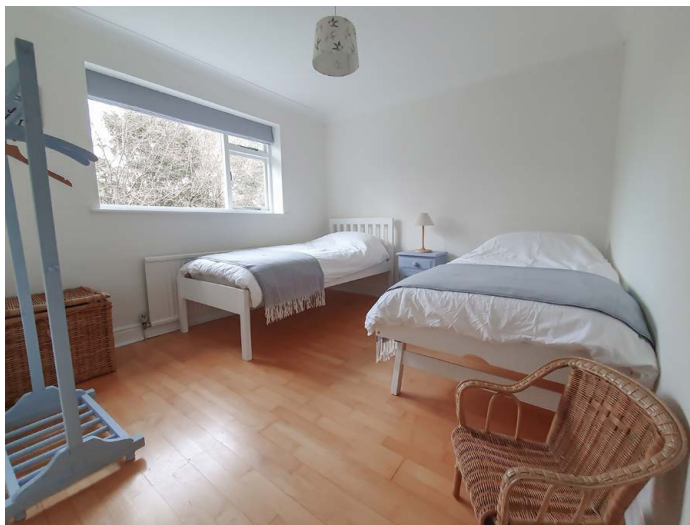
UTILITY ROOM Refitted utility room with quartz work surface incorporating butler sink with mixer tap and unit under, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, downlighters, extractor fan, glazed window to side.

FAMILY ROOM/STUDY Two wooden bay windows to front, wooden laminate flooring, radiator.

FIRST FLOOR LANDING Wood flooring, window to front, loft hatch with ladder, airing cupboard with shelving housing newly fitted hot water tank.







MASTER BEDROOM Two windows to front, wooden flooring, radiator, door to ensuite bathroom, fitted wardrobes with glazed doors, hanging rails and shelving, access to eaves storage cupboard.

ENSUITE BATHROOM Fitted suite comprising walk-in shower with glass screen, drencher shower head and additional hand held shower unit, low level wc, pedestal wash hand basin with mixer tap, part tiled walls, heated ladder towel rail, downlighters, obscure window to rear.

BEDROOM TWO Window to rear, radiator, built in wardrobe with glazed double doors, wooden flooring.

BEDROOM THREE Window to front, radiator, built in wardrobe with glazed double doors, wooden flooring.

BEDROOM FOUR Window to rear, radiator, wooden flooring.

FAMILY BATHROOM Refitted suite comprising tile enclosed panel bath with mixer tap, drencher shower head over and hand held shower unit, wash hand basin with mixer tap, tiled splashback and storage cupboard under, low level wc, heated ladder towel rail, downlighters, obscure glazed window to rear.

OUTSIDE

FRONT GARDEN Double open gates leading to brick paved driveway which leads down to ample parking area in front of double garage. Outside lighting, lawn areas either side of driveway with mature trees and shrubs, such as oak, rhododendron and firs, access to side to rear garden, fencing to front.

DOUBLE GARAGE Electric up and over door, light and power, storage above

OFFICE/STORE Accessed from rear garden, window to rear.

REAR GARDEN Stone patio extending to side and rear of property with steps down to lawn area, mature hedging to rear, outside tap and security light.

VIEWINGS

By appointment with Cole's Estate Agents East Grinstead

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