



Hammerwood Road, Ashurst Wood

Guide Price £775,000 – £825,000

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# Hammerwood Road

Ashurst Wood, East Grinstead

A fantastic opportunity to acquire this simply stunning four bedroom, detached family home. Modernised and extended by the current owners, this property boasts over 1900sq ft of versatile living space situated within the picturesque village of Ashurst Wood.

The accommodation briefly comprises: storm porch; reception hallway with under stair storage; modern dual aspect kitchen/breakfast/living room with a range of wall and base level units, sink and drainer, central island with integrated breakfast bar and log burning stove; conservatory/dining room with 180 degree views of the garden and twin French doors leading out; utility room with wall and base level units, sink and drainer with a door to the rear garden; downstairs cloakroom with low-level WC and wash hand basin completes the ground floor.

The first floor comprises: master suite overlooking the rear garden complete with walk-in dressing room an ensuite consisting of a low-level WC, wash hand basin, bath and separate double shower suite; two double guest bedrooms overlooking the front aspect; double guest bedroom outlooks to the rear garden; family bathroom with a low-level WC, wash hand basin and corner shower concludes the accommodation.





## Hammerwood Road

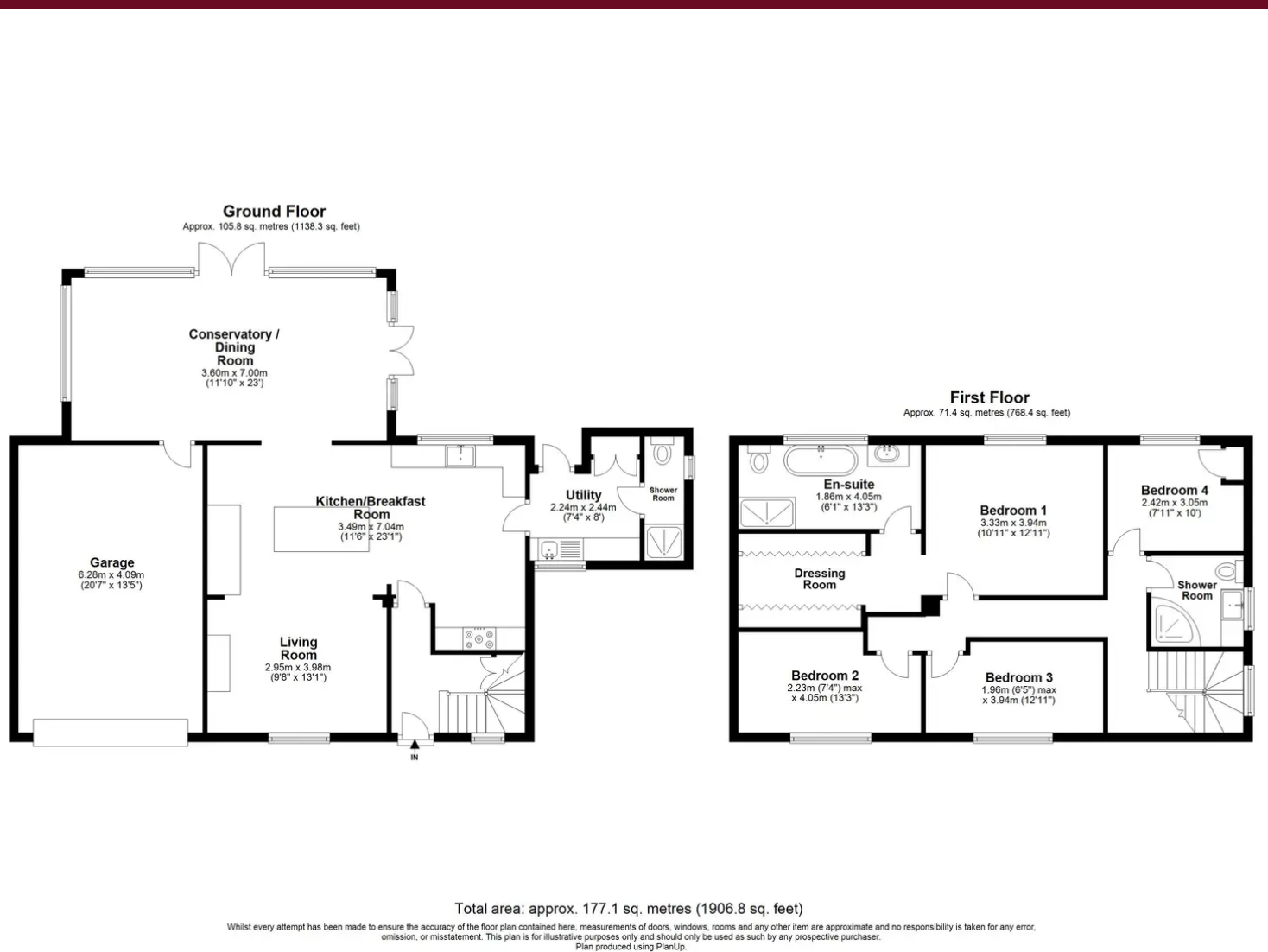
Ashurst Wood, East Grinstead

Externally, the property further benefits from driveway parking leading to the double garage with up and over door. The secluded rear garden can be accessed via the side entrance. The rear garden is mostly laid to lawn with a raised area of decking abutting the rear of the property. The garden also features a bespoke timber canopy surrounded by a variety of mature trees, shrubs and flowering plants.

Council Tax band: E

Tenure: Freehold

- Detached family home
- Four bedrooms
- Open plan living accommodation
- Secluded rear garden
- Scope for an attached annex
- Village location
- Driveway parking
- Double garage
- Walking distance to local schools
- Close proximity to East Grinstead town



# Mansell McTaggart East Grinstead

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