



MANSELL  
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## Riverside Walk, Forge Wood

Guide Price £425,000 - £450,000

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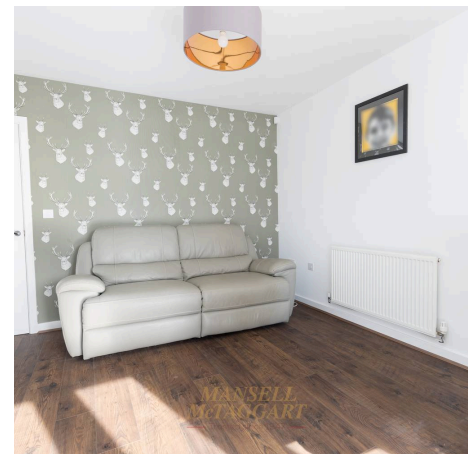
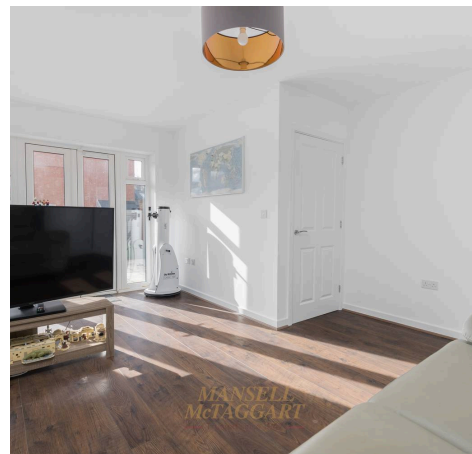




- Built in 2016 by Persimmon Homes
- Set back off the main road facing onto playing fields
- Allocated parking
- Single garage
- Conveniently located close to transport links, local schools and popular local amenities
- En-suite to master bedroom
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' & EPC 'B'

A well-presented and designed 3-bedroom end of terrace family home, built in 2016 by Persimmon Homes, overlooking playing fields and conveniently located close to transport links, local schools and popular local amenities.

Upon entering the property, you are greeted with an entrance hall with plenty of space for shoes and coats and access to the living room and the downstairs cloakroom comprising of a low-level w/c and a wash hand basin. Following through you have the open plan living room, which is a well-proportioned space with room for a large family sofa, and freestanding furniture with double French doors opening to the private garden. Completing the downstairs living is the kitchen/dinner where there is a range of contemporary wall and base units with roll top work surfaces over, sink unit, fitted gas hob, electric oven, integrated washing machine, dishwasher and fridge freezer. This room has dual aspect windows, allowing in lots of natural light. Additionally, there is also plenty of space for a 6-seating dining table.





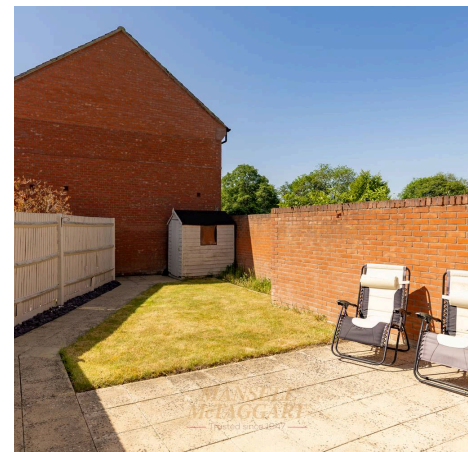
Heading upstairs, you are greeted by the landing with access to all 3 bedrooms, family bathroom and loft. Bedroom one is toward the right-hand side of the property and is a very good-sized room, with space for a king size bed and freestanding furniture. Here you also find the en-suite, comprising of a walk-in shower cubicle, w/c, wash hand basin, extractor fan and opaque window to front. Bedrooms 2 and 3 are toward the left and are further good-sized rooms. Bedroom 2 can house a double bed and furniture and bedroom 3 a single or perfect for a home office. The family bathroom is also of a contemporary design and houses a full-length panelled bath with shower unit over, w/c, wash hand basin heated towel rail and extractor fan.

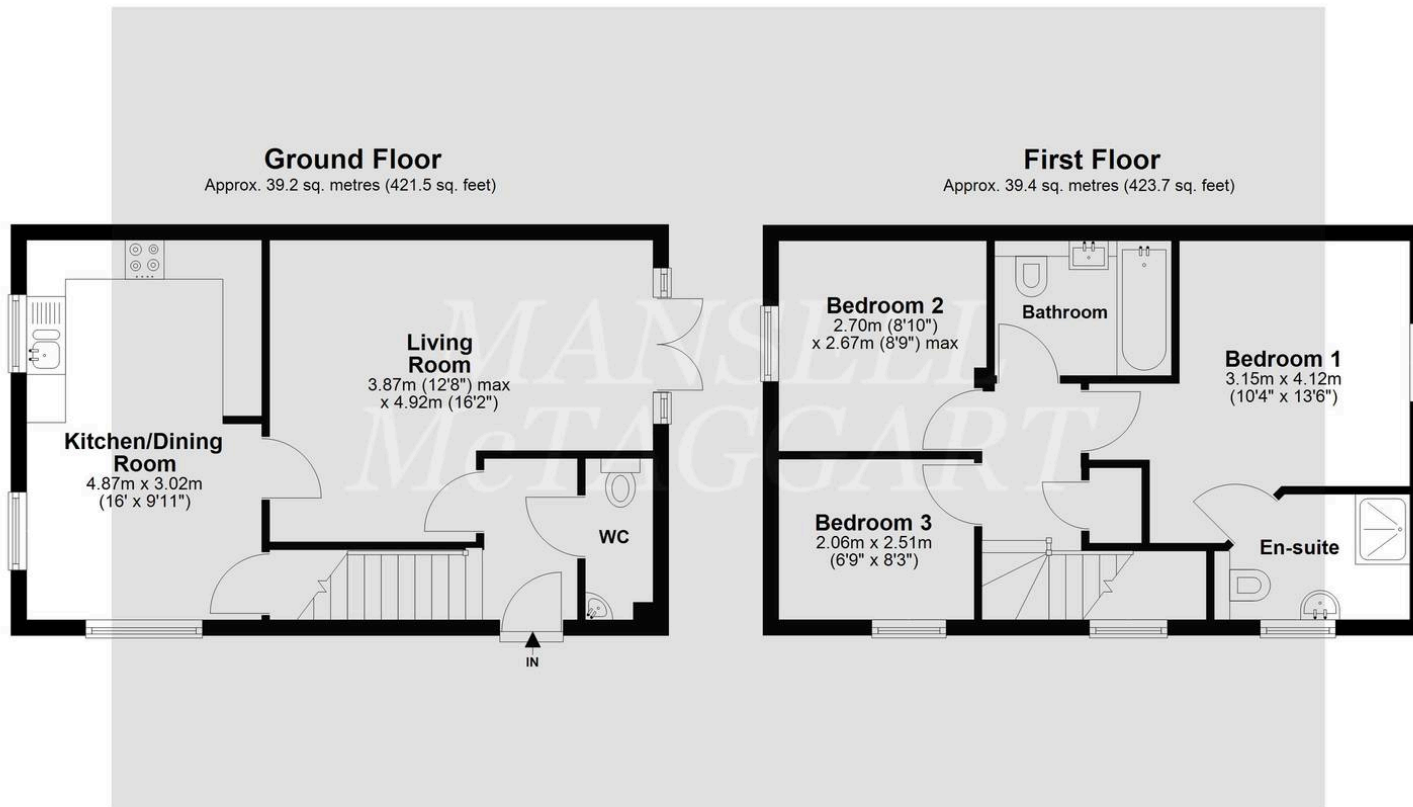
Outside the property to rear is a sizable garden, which is mainly laid lawn with a patio area and a garden shed. Here you also have one gate to rear where there is off street parking in front of your single garage.

The front has an equality generously sized garden, enclosed by metal fencing and shrubs, overlooking onto private playing fields.

#### Agents Note

There is an annual Service Charge of £432.





Total area: approx. 78.5 sq. metres (845.2 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.

## Mansell McTaggart Crawley

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