



## Valley Drive, Tinsley Green

Guide Price £375,000 – £395,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- End of terrace home
- Two double bedrooms
- Built in 2023 by renowned builders Bellway Homes
- Located within the popular Forge Wood development
- Remainder of 10-year NHBC warranty
- Generous size rear garden
- Allocated parking space with EV Charger and plenty of visitors' parking
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

An extremely well-presented two double-bedroom end-of-terrace home, built by the renowned developer Bellway Homes in 2023 and situated within the popular Forge Wood development. Conveniently located close to Gatwick Airport, local bus routes, schools, shops, and a range of amenities, this property offers modern living throughout.

The front door opens into a welcoming entrance hall featuring two storage cupboards, access to the cloakroom and living room, and stairs rising to the first floor. The contemporary fitted kitchen comprises a range of wall and base units, along with integrated appliances including a dishwasher, fridge/freezer, gas hob, electric oven, and extractor hood. There is also space and plumbing for a washing machine. To the rear of the property, the spacious living/dining room benefits from double French doors opening onto the rear garden.





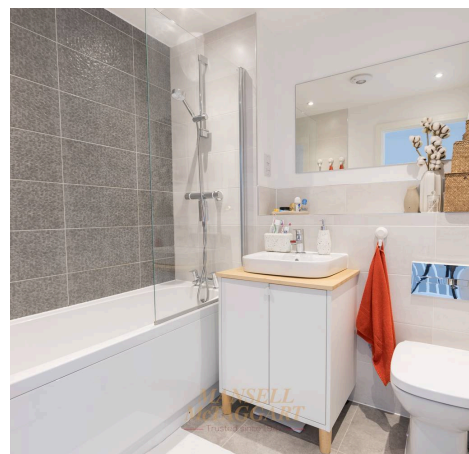
Completing the ground floor is a convenient cloakroom, accessed from the hallway and fitted with a low-level WC and wash hand basin, complemented by partially tiled walls.

On the first floor, the landing provides access to both bedrooms, the family bathroom, and the partially boarded loft and drop down ladder and lighting. Both bedrooms are generously proportioned and comfortably accommodate double beds and additional furniture. The principal bedroom is positioned at the rear of the property and overlooks the garden, while the second bedroom is located at the front. The well-appointed family bathroom features tiled walls, a panelled bath with shower over and glass shower screen, a low-level WC, and a wash hand basin.

Externally, the property benefits from an allocated parking space located to the side of the house, complete with an EV charging point. Gated access leads to the landscaped rear garden, which has been thoughtfully designed to include a patio area adjoining the property, a pathway leading to a second patio, a useful garden shed, and an artificial lawn for low-maintenance outdoor enjoyment. NO ONWARD CHAIN.

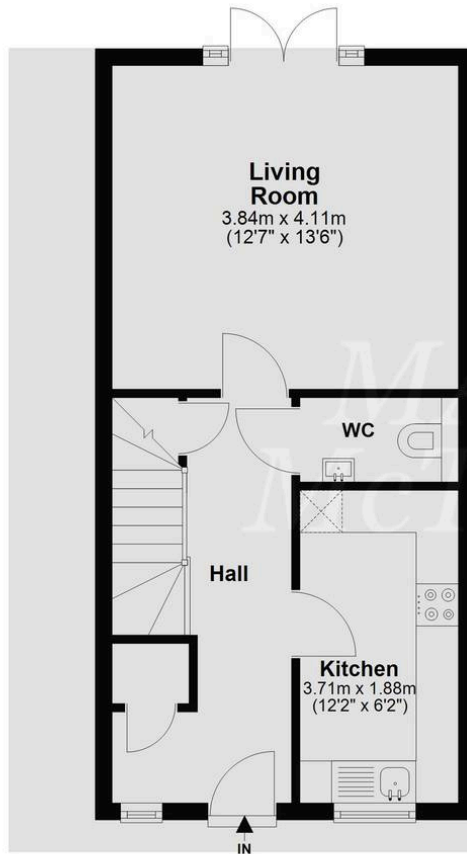
#### **Agents Note**

There is an annual service charge of £440.  
Curtains fitted and Venetian blinds from Hillarys.



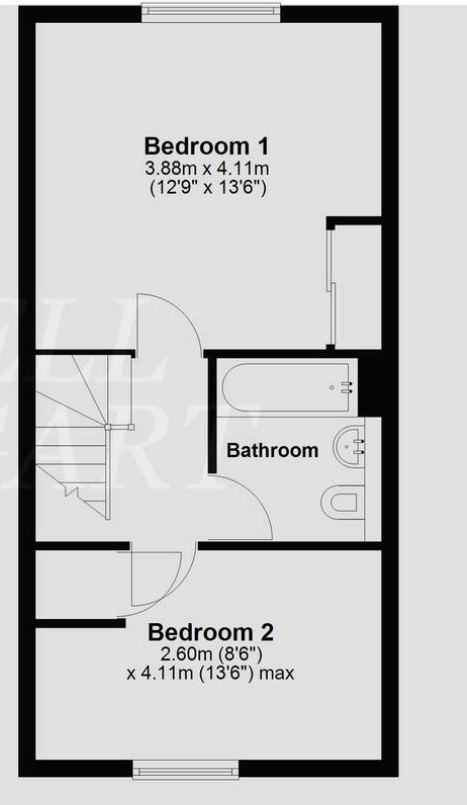
## Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 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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