



## Riverbrook Road, Tinsley Green

Guide Price £375,000 – £395,000

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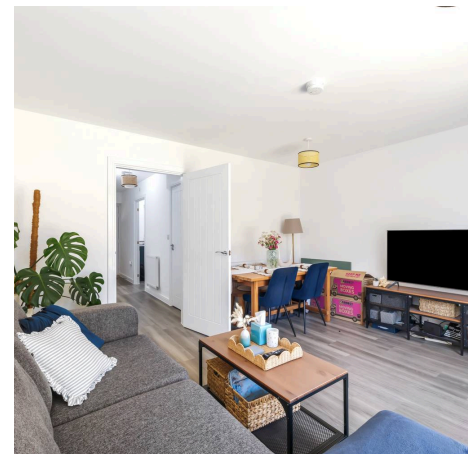
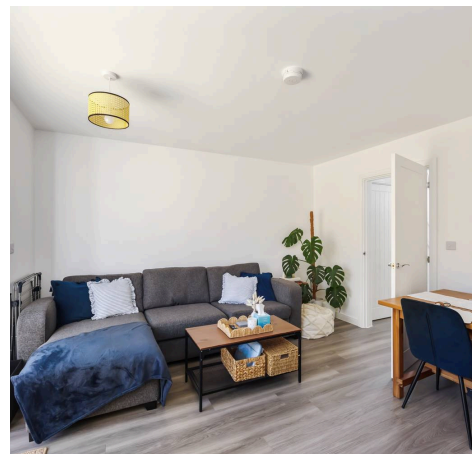




- Semi-detached home
- Two double bedrooms
- Built in 2024 by renowned builders Bellway Homes
- Located within the popular Forge Wood development
- Fitted kitchen with integrated appliances
- Generous size rear garden
- Driveway parking for two vehicles
- Remainder of 10-year NHBC warranty
- NO ONWARD 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 semi-detached home build by renowned builders Bellway Homes in 2024 and located within the popular Forge Wood development. Situated within close proximity to Gatwick Airport, bus routes, schools, shops, and local amenities the property offers modern living throughout.

Through the front door to the property is an entrance hall with two storage cupboards, doors to both the cloakroom and living room and stairs rising to the first floor; a fitted kitchen with a range of wall and base units, integrated appliances including washing machine, dishwasher, fridge/freezer, gas hob, electric oven and extractor hood over; a spacious living/dining room with double French doors leading out to the rear garden. Completing the ground floor is a downstairs W.C accessed via the hallway and finished with a low-level W.C and wash hand basin.



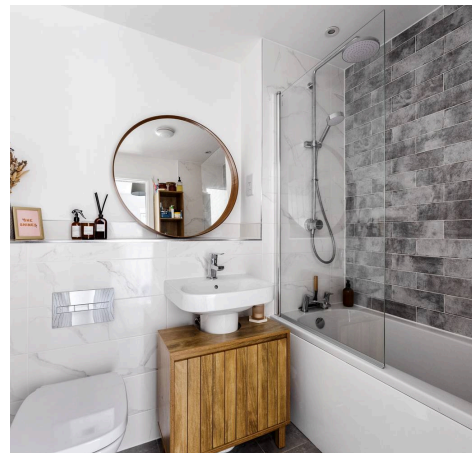


Upstairs, there is a hallway giving access to both bedrooms, family bathroom and loft. Both bedrooms are well proportioned, easily housing double beds and furniture. The main bedroom is located at the rear of the property, overlooking the garden; the second bedroom is located at the front; the well-appointed family bathroom is finished with part-tiled walls, a bath, and a shower over with glass shower screen.

Externally, the property is accompanied by a generous size driveway accommodating two vehicles and gated side access leads to the rear garden. A patio area abutting the rear of the property, complemented by a convenient garden shed and an expanse of lawn. NO ONWARD CHAIN.

**Agents Note:-**

There is an annual Service Charge of £440.50. This information should be confirmed by your solicitor.



# Forge Wood



Approximate Gross Internal Area = 70.6 sq m / 759.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Crawley

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