



ASTONS



Eames Way
Forge Wood, RH10 3WQ

£490,000

Astons are pleased to offer this stunning, modern detached family home to the market. The property is situated in the desirable area of Forge Wood, Crawley and offers three well-proportioned bedrooms, a spacious kitchen/dining room, separate utility room, downstairs cloakroom and a good sized living room with doors onto the garden.

The main bedroom is an attractive feature of the house being dual aspect, dressing area with fitted wardrobes and an en-suite shower room. There is a separate family bathroom which serves the two further bedrooms.

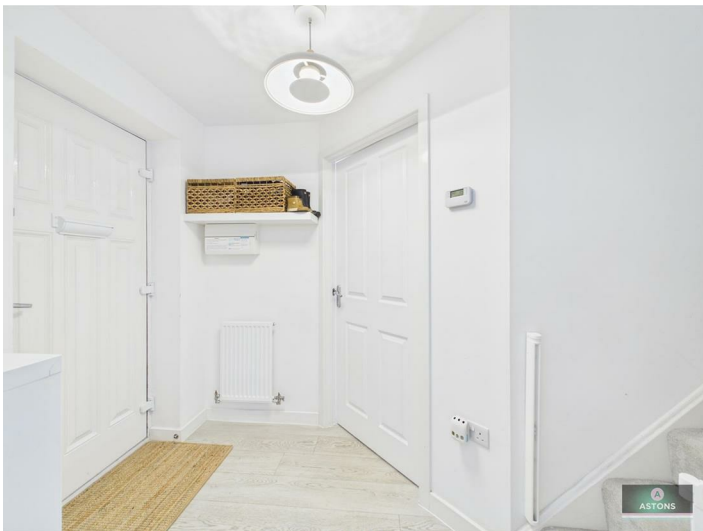
The property features a driveway to the side with parking for two to three cars, which in turn leads to the garage, providing addition parking. The location is well-connected, making it easy to access local amenities, schools, and transport links.

This delightful home on Eames Way presents an excellent opportunity for anyone looking for modern convenience close to the heart of Crawley but with countryside on your doorstep.. Don't miss the chance to make this house your home.



Hallway

Front door, stairs to the first floor, radiator, stairs to the first floor, doors to:



Living Room

Double glazed window to the front with fitted plantation shutters, double glazed French doors to the garden, radiator.



Kitchen/Dining Room

Range of base and eye level units work surfaces over and matching splashbacks, inset one and a half bowl stainless steel sink with drainer, built in stainless steel oven with a gas hob over, stainless steel back plate with an extractor hood above, integrated fridge/freezer and dishwasher, breakfast bar peninsula divide to the dining area, two radiators, double glazed windows to three sides with fitted plantation shutters, wood effect flooring, storage cupboard, recessed down lighters, fitted corner bench with storage below.



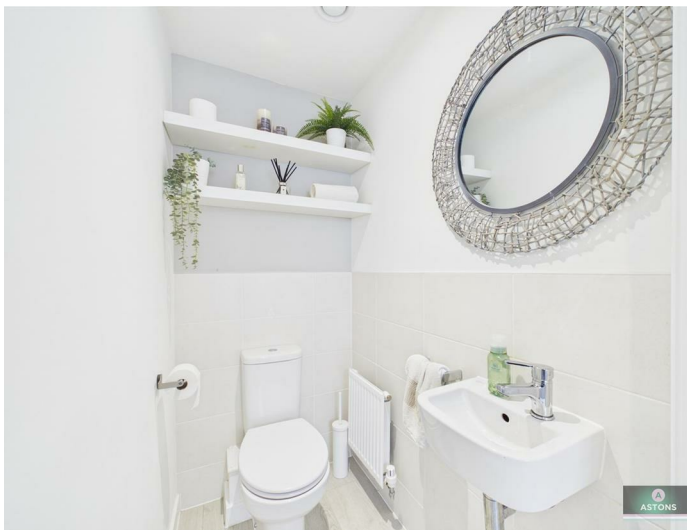
Utility Room

Work surface to one side with matching splashbacks, eye level unit housing the gas fired boiler, integrated washing machine, space for a tumble dryer, double glazed door to the side, radiator.



Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap, part tiled walls, wood effect flooring, radiator, extractor fan, recessed down lighters.



Landing

Double glazed window with fitted plantation shutters, radiator, airing cupboard, access to the loft space, doors to:

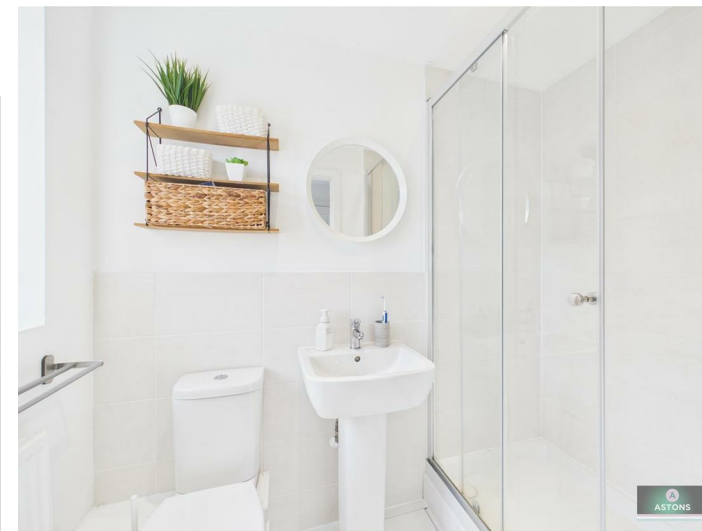
Bedroom One

Double glazed windows to the front and side with fitted plantation shutters, two radiators, dressing area with fitted wardrobes, door to:



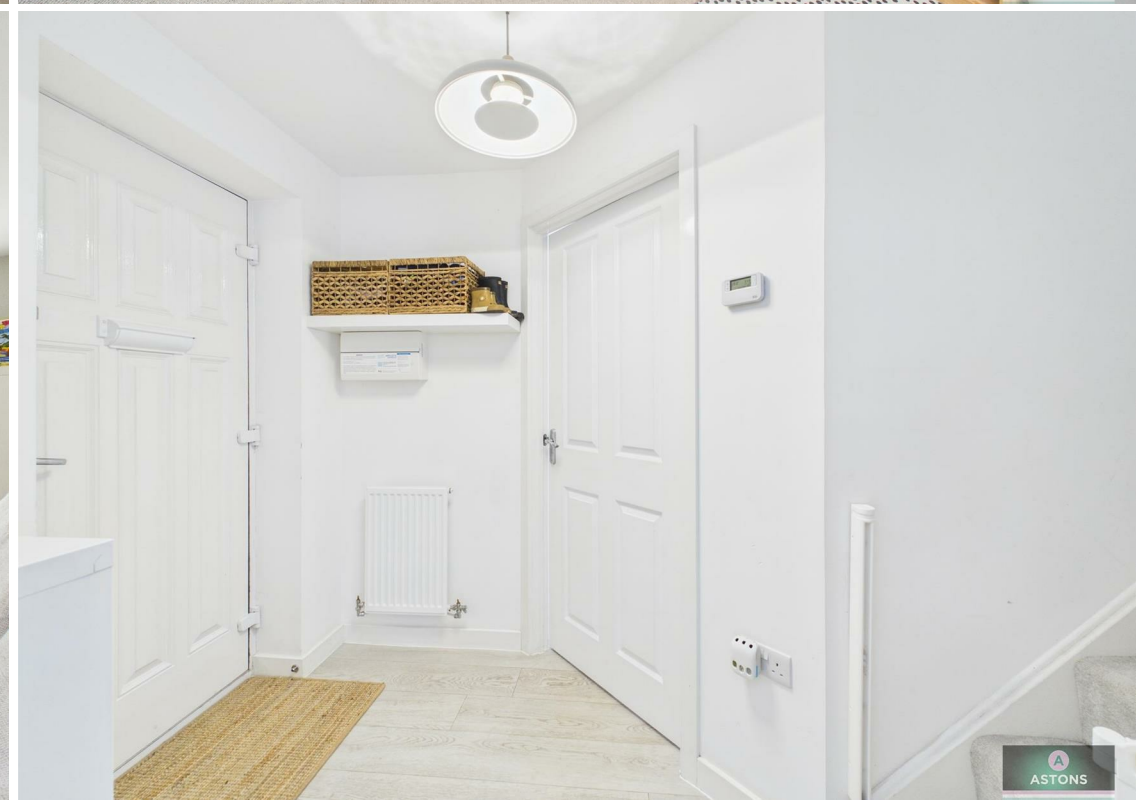
En-Suite Shower Room

White suite comprising a large walk-in shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap and a wc, part tiled walls, tiled floor, radiator, recessed down lighters, obscured double glazed window.



Bedroom Two

Double glazed window with fitted plantation shutters, fitted wardrobes, radiator.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



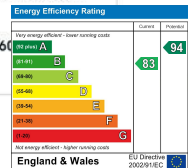
Approximate total area⁽¹⁾

1117 ft²
103.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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