



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Post Horn Close, Forest Row

£600,000

3 1 2



Set on a unique plot, this charming property is being offered to the market for the first time since it was built.

The exterior of the property benefits from a large front garden, driveway, and a single garage, offering ample parking and outdoor space.

Upon entering, you are welcomed into a spacious entrance hall, ideal for storing coats and shoes, with the added convenience of a downstairs toilet equipped with a wash basin and WC.

Moving through the property, you will find the large living room, a bright and inviting space with plenty of natural light, enhanced by sliding doors that open onto the garden patio, creating a seamless flow between indoor and outdoor living.

The kitchen lies beyond and features ample above-counter storage as well as views of the rear garden.

At the rear of the property is the versatile reception room. This versatile space could serve as a home office, playroom, or even an additional bedroom, offering flexibility to suit your lifestyle.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom is particularly spacious, with plenty of room for storage. Bedroom two includes ample storage and enjoys views over the rear garden, while bedroom three works well as a single bedroom or guest room.

The first floor also features a modern shower room and a separate WC, ensuring practicality for family living.

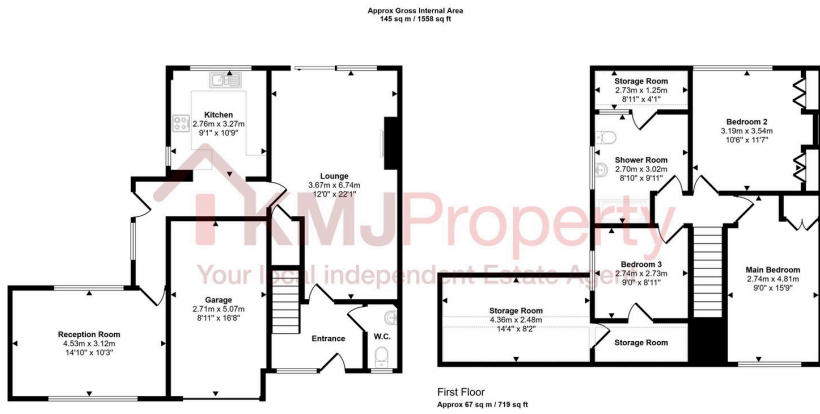
Additionally, the property benefits from plenty of loft storage, providing extra space for household items.

The rear garden is split over two levels, featuring a patio area perfect for outdoor dining and steps leading up to the main lawn area, surrounded by mature greenery.

This unique property would benefit from some cosmetic updating and it does have potential for an extension (subject to planning permission).

Forest Row benefits from excellent transport links, with easy access to major road networks and public transportation options, including bus



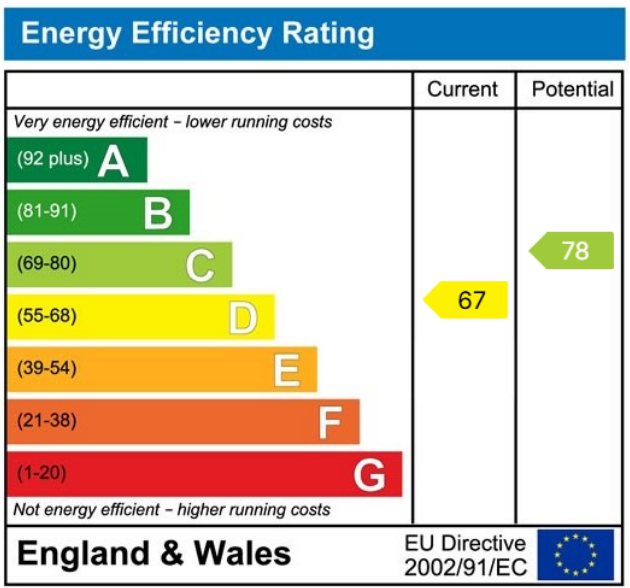


Ground Floor
Approx 78 sq m / 838 sq ft

First Floor
Approx 67 sq m / 719 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of furniture such as bathroom suites are representations only and may not look like the real items. Made with Made Snuggly 360.

- Three Bedrooms
- Semi-Detached
- Single Garage and Driveway
- Downstairs WC
- Large Living Room
- Versatile Reception Room
- Village Location
- Rear Garden with Patio
- EPC:
- Council Tax Band: D



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN CROWBOROUGH

☎ 01892 515188
☎ 01342 824824
☎ 01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

- 📍 Tunbridge Wells
- 📍 Crowborough
- 📍 Forest Row

BRITISH
PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN
TUNBRIDGE WELLS