



19 Emerald Road, Crawley, RH10 3FZ

www.jamesdeanproperty.co.uk



J A M E S D E A N
E S T A T E A G E N T S

Located on the ever popular Forge Wood development is this beautifully presented detached family home, occupying a generous corner plot with the bonus of a good length remaining on the NHBC warranty.

There is a well appointed dual aspect lounge with engineered wood flooring and double patio doors, opening out to the rear garden. The spacious kitchen/diner has a range of wall and base units, integrated appliances, breakfast bar and dining area, There is the added bonus of a walk in storage cupboard as well as separate utility room with cupboards and wall units as well as door access to the side. In addition



the property has a cloakroom.

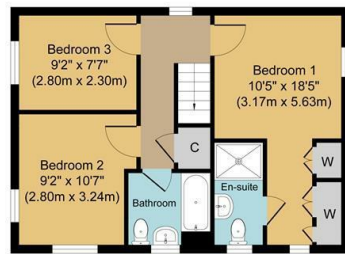
On the first floor there are three good sized bedrooms with the main bedroom have an ensuite shower room as well as fitted wardrobes. The family bathroom has a white suite part tiled walls and down lighting. Outside to the rear is a well kept low maintenance garden with turfed lawn and rear access to allocated parking for two vehicles. There is also a stand alone summer house, which would offer a number of uses The front garden is mainly laid to lawn with flower borders.

Location is always key and it is no exception here as Forge Wood falls within the catchment area for several schools and is nearby the thriving towns of Horley and Crawley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and both mainline stations provide fast services to London and the south coast.

Offers In Excess Of £500,000



Floor plan



First Floor
Approximate Floor Area
476 sq. ft
(44.19 sq. m)



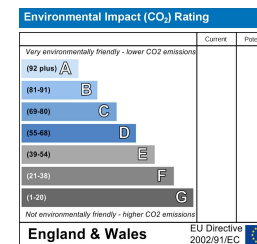
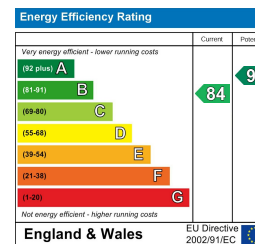
Ground Floor
Approximate Floor Area
476 sq. ft
(44.19 sq. m)



Emerald Road, RH6
Approx. Gross Internal Floor Area 952 sq. ft / 88.38 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk



TENURE: Freehold
Council Tax Band: E

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.