



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  3x 

**Maypole Road, Ashurst  
Wood, East Grinstead,  
West Sussex, RH19**

**cubitt&west**  
Helping you move forwards





## Main features

- **Spacious semi-detached house with rear extension offering an open plan triple reception**
- **Scope to extend (subject to planning permissions)**
- **Private driveway and a garage**
- **Deceptively large garden**
- **Very popular village location with a primary school and local amenities**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 10'9 x 10'7 (3.28m x 3.23m)  
 Dining Area: 10'6 x 8'10 (3.20m x 2.69m)  
 Family Area: 9'10 x 8'1 (3.00m x 2.47m)  
 Kitchen: 10'5 x 8'5 (3.18m x 2.57m)  
 Cloakroom

### FIRST FLOOR

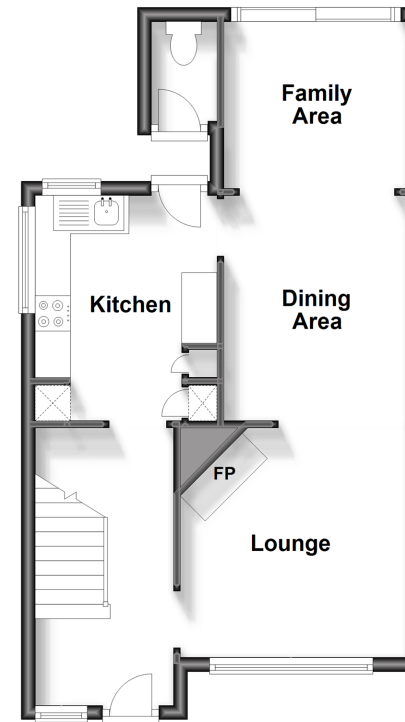
Landing  
 Bedroom 1: 10'10 x 10'6 (3.30m x 3.20m)  
 Bedroom 2: 10'8 x 9'0 (3.25m x 2.75m)  
 Bedroom 3: 6'11 x 6'4 (2.11m x 1.93m)  
 Bathroom

### OUTSIDE

Front & Rear Garden  
 Garage  
 Driveway

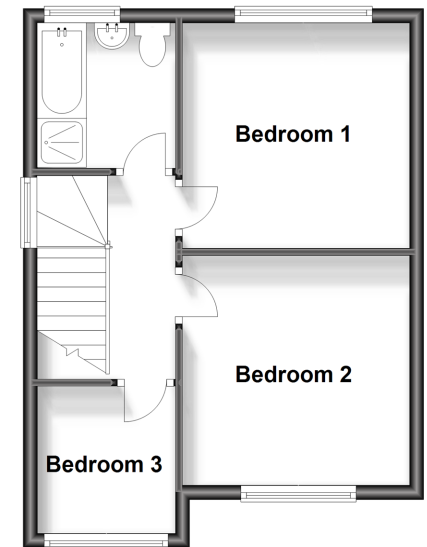
### Ground Floor

Approx. 471.5 sq. feet



### First Floor

Approx. 385.6 sq. feet



**Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

