



Forestfield
Furnace Green, RH10 6PW

£235,000

Nestled in the charming area of Forestfield, Furnace Green, this delightful end-terrace bungalow offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow is in need of modernisation and benefits from a private garden area with decked terrace and a garage in the block below.

Surrounded by the natural beauty of the local area, residents can enjoy the tranquillity of suburban life while still being within easy reach of local amenities. This bungalow presents an excellent opportunity for those looking to downsize or first-time buyers eager to step onto the property ladder.

With its appealing layout and prime location, this bungalow is a must-see for anyone seeking a comfortable and convenient living space in Furnace Green. Don't miss the chance to make this charming property your new home.



Hallway

Obscured double glazed front door, wood effect flooring, radiator, cupboard, open to:

Store Room

Double glazed obscured window.

Living Room

Double glazed patio doors to the garden, further double glazed door to the garden, two radiators, wood effect flooring.



Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, built in stainless steel oven with hob over and extractor hood above, space for a fridge/freezer.

Bedroom

Double glazed window to the front, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer shower unit over and glass screen, pedestal hand basin, wc, part tiled walls, tiled floor, sky light, airing cupboard housing a "Worcester" gas fired boiler for the central heating.



To The Front

Brick wall boundary with path to the front door, garden areas to either side.

Rear Garden

Decked terrace with walled and trellis borders, wooden shed.

Garage

Located below the property and comprises an up and over door.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and

cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Approximate total area⁽¹⁾

469 ft²
43.5 m²

Balconies and terraces

200 ft²
18.6 m²

Laundry Room
4'9" x 5'6"
1.47 x 1.68 m



(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	