

Guide Price

£795,000

£750,000

Garnham
H Bewley

Vicarage Road, Crawley Down,



- Fabulous Four Bedroomed Home
- Beautiful High Specification Finish
- Impressive Kitchen/ Diner / Family Room
- Luxury Bathrooms
- Air Source Heat Pump
- Front and Rear Gardens
- Ample Driveway Parking
- No Ongoing Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

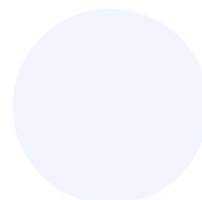


Goldregan, Vicarage Road, Crawley Down, West Sussex RH10 4JJ

Guide Price £750,000 - £795,000. Gamham H Bewley are delighted to offer for sale this newly refurbished and extended fabulous four double bedrooomed detached family home offering luxurious and spacious accommodation finished to an extremely high specification with front and rear gardens and ample driveway parking. The property is offered to the market with no onward chain and is situated on the edge of the ever popular Worth Way.

The ground floor accommodation consist of an inviting reception hall with ceramic tiled flooring, stairs to the first floor landing, underfloor heating which continues throughout the downstairs via a air source heat pump, inset ceiling lighting, hardwired smoke alarm and double doors opening to the living room which enjoys a feature bay window to the front aspect providing plenty of light. The downstairs cloakroom is well-appointed with a vanity style wash hand basin with mixer tap and storage under, low level W.C, tiled flooring and sensor lighting. The impressive open plan kitchen / diner / family room enjoys a wonderful outlook over the rear garden accessed via large triple sliding doors, feature window to the side aspect providing plenty of light and plenty of space for furniture. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surfaces with matching upstands, inset sink with Quooker boiling water tap, two slide and glide Neff ovens, integrated Neff dishwasher, integrated fridge and freezer, Neff induction hob with Neff Wi-Fi pop up extractor, central island, feature lighting, tall pull out storage, inset ceiling lighting, ceramic flooring which continues into the utility and under stairs cupboard. The useful utility has matching units with area of work surface, inset sink and a window to side aspect. The first floor accommodation consist of the master bedroom with a feature bay window to the front aspect provided plenty of light and a door to the luxurious ensuite with shower cubicle, calacatta style fully tiled walls and floor, vanity style unit with wash hand basin and storage, low level W.C, stylish heated towel and a window to the front aspect. Bedroom two is situated to the rear of property and has a beautiful outlook over the allotments. The luxurious family bathroom is fitted with a stylish bath with floor mounted mixer tap and shower attachment, separate corner shower with large shower head, vanity style wash hand basin with mixer tap and storage, low W.C and calacatta style tiled walls and floor. Bedroom three and bedroom four are situated to the left of property and have the luxury of fitted wardrobes.

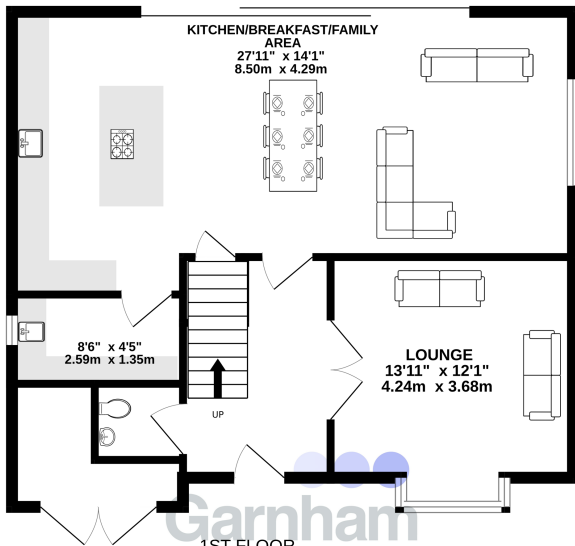
Outside, the grounds have been beautifully landscaped incorporating a large ceramic tiled seating area extending the width of the property with a further ceramic tiled seating area to the rear garden. The garden is mainly laid to lawn to the rear and side with fencing securing the garden whilst providing side gate access. The driveway provides parking for four cars and there is outdoor lighting and water tap.



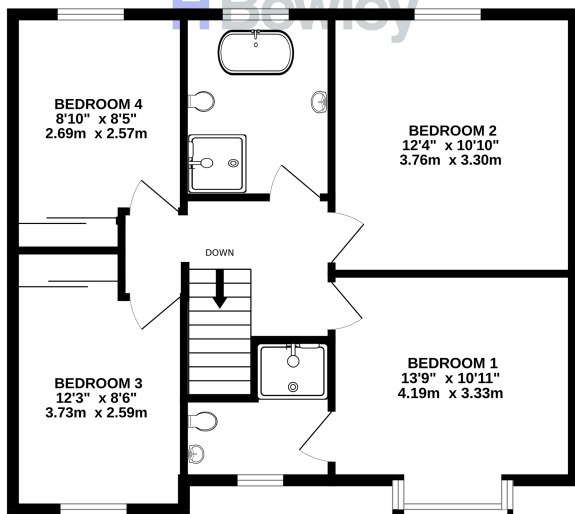
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GROUND FLOOR



1ST FLOOR



Entrance Hall

Downstairs Cloakroom

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Kitchen / Diner / Family Room

27' 11" x 12' 2" (8.51m x 3.71m)

Utility

8' 6" x 4' 5" (2.59m x 1.35m)

First Floor

Master Bedroom

13' 9" x 10' 11" (4.19m x 3.33m)

En-suite

Bedroom 2

12' 4" x 10' 10" (3.76m x 3.30m)

Bedroom 3

12' 3" x 8' 6" (3.73m x 2.59m)

Bedroom 4

8' 10" x 8' 5" (2.69m x 2.57m)

Family Bathroom

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST RAILWAY STATIONS

East Grinstead Station

2.6 miles

Three Bridges Station

3.6 miles

Dormans Station

4.0 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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