

Guide Price

£625,000

Garnham
H Bewley

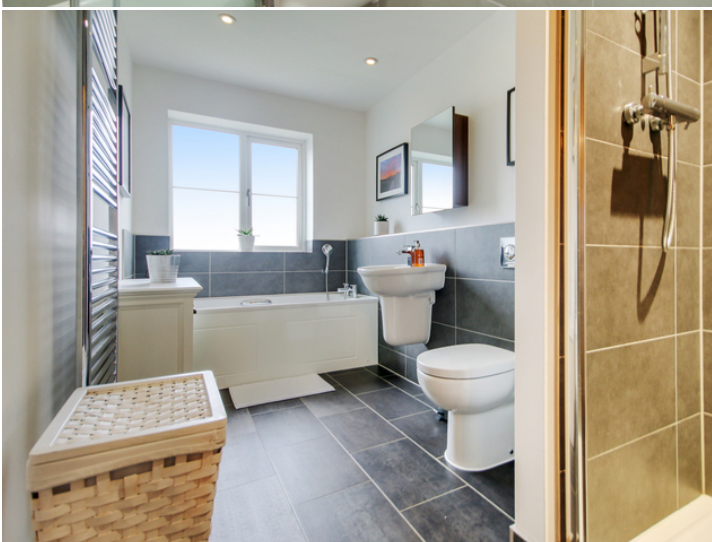
12 Wychwood Place, Crawley Down, Crawley



- Detached Family Home
- Three Double Bedrooms
- Kitchen/Dining Room
- Lounge with Bay Window
- Bathroom and En-suite
- Downstairs Cloakroom
- Versatile Office with en-suite
- Driveway Parking

For further information contact Garnham H Bewley:

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



12 Wychwood Place, Crawley Down, Crawley, West Sussex RH10 4HN

Guide Price £625,000 to £650,000. Garnham H Bewley are delighted to bring to the market this stunning three-bedroom detached family home, thoughtfully designed to offer spacious and stylish accommodation throughout. The property features a bright lounge with bay window, a modern kitchen/dining room with French doors opening onto the garden, office/downstairs bedroom which was converted from the garage complete with en-suite and door leading to the garden, a downstairs W.C., an en-suite to the master bedroom and family bathroom. Positioned within a recently built cul-de-sac and constructed to the high standards expected of Cala Homes, this impressive home is offered with no onwads chain and must be viewed internally to be fully appreciated.

The ground floor accommodation comprises an entrance hall with a useful storage cupboard, downstairs W.C. and stairs rising to the first floor. The kitchen/dining room is fitted with a comprehensive range of wall and base units with complementary work surfaces and a suite of integrated appliances. A rear-facing window provides natural light, while French doors lead directly out to the garden. The lounge benefits from bay window to the front aspect, offering attractive views towards the ancient woodland border. There is also the versatile office/bedroom complete with fitted wardrobes, access to the en-suite and rear access to the garden.

To the first floor, the landing provides access to the airing cupboard. The master bedroom includes a fitted wardrobe and an en-suite shower room comprising a shower cubicle, wash hand basin, low-level W.C. and heated towel rail. Bedroom two also features a fitted wardrobe and enjoys dual-aspect windows, while bedroom three overlooks the rear garden and is fitted with a wardrobe. The spacious family bathroom is well appointed with a panel-enclosed bath with mixer taps and shower attachment, separate shower cubicle, wash hand basin, low-level W.C., heated towel rail and window.

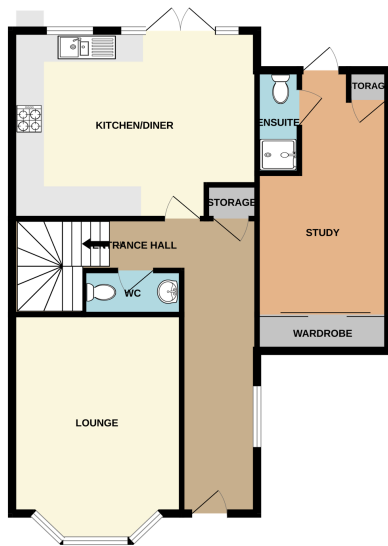
Externally, rear garden is fully enclosed, featuring a patio area leading to a lawn and providing rear access to the outdoor log cabin which is versatile in its use. To the front of the property there is driveway parking for two vehicles.



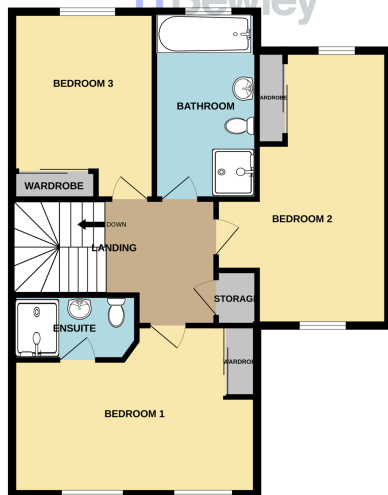
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GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



FIRST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 1590 sq.ft. (147.7 sq.m.) approx.

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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Accommodation

Ground Floor Entrance Hall

Downstairs W.C.

Lounge

16' 2" x 12' 0" (4.93m x 3.66m)

Kitchen/Dining Room

16' 9" x 13' 5" (5.11m x 4.09m)

Office/Bedroom

17' 6" x 9' 4" (5.33m x 2.84m)

En-suite

7' 4" x 2' 10" (2.24m x 0.86m)

First Floor Landing

Main Bedroom

16' 9" x 12' 1" (5.11m x 3.68m)

En-suite

8' 9" x 4' 8" (2.67m x 1.42m)

Bedroom 2

19' 8" x 9' 5" (5.99m x 2.87m)

Bedroom 3

13' 5" x 10' 2" (4.09m x 3.10m)

Family Bathroom

13' 5" x 6' 2" (4.09m x 1.88m)

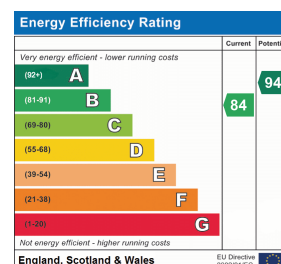
Outside Garden

Driveway



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