

Guide Price

£625,000

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 onwards 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.



Welcome
Home

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



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

1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/EC

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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