



JR Sales & Letting

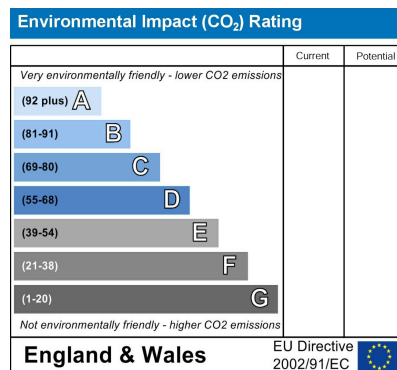
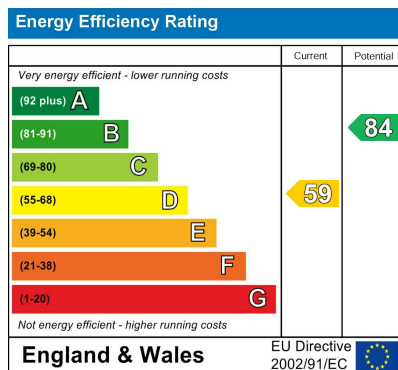
**Rosewood Drive  
Crews Hill**



**£674,995  
Freehold**

A charming detached bungalow, featuring an attractive south-facing garden, garage, and driveway. Benefit from excellent transport links via Crews Hill Train Station and the 456 bus route. Inside, discover two double bedrooms, recently rewired, and a new fitted kitchen with high-quality integrated appliances. Situated in a sought-after location, the property offers potential for enlargement, subject to planning permission. Offered as a chain-free sale, viewing is highly recommended to fully appreciate its potential and appeal.

- **Attractive South Facing Garden**
  - **Garage & Driveway**
- **Good Transport Links Via Crews Hill Train Station & 456 Bus Route**
  - **Two Double Bedrooms**
- **The property benefits from a recently issued electrical safety certificate**
- **New Fitted Kitchen with High Quality Unused Integrated Appliances**
  - **Sought After Location**
- **Lots of Potential to enlarge subject to planning permission**
  - **Chain Free Sale**
  - **Viewing highly recommended**



### Entrance

Glazed entrance door to:-

### Storm Porch

Glazed windows. Carriage light. Glazed Kentucky style hardwood entrance door to:-

### Hallway

Double radiator. Coving to ceiling. Access to loft space via pull down ladder. Built in storage/cloaks cupboard housing the meters. Wall lights. Doors to:-

### Lounge

18'2 x 15'3  
Double glazed sliding patio doors to the garden. Two feature coloured leaded light opaque windows with secondary glazing. Double radiator. Feature stone fireplace currently capped with gas connection available. Wall lights and coving to ceiling.

### Kitchen/Breakfast Room

11'10 x 9'7 extending to 11'10 into door recess  
Georgian style double glazed bow window and door to rear garden. Radiator. Herringbone style vinyl flooring. A newly fitted and most attractive range of light grey 'Shaker style' wall and base units with marble effect rolled work surfaces over incorporating a slate effect one and half bowl sink with mixer tap and drainer. Glass display cabinets. 'Bosch' four zone induction hob with 'Siemens' stainless steel pull out extractor fan with light over. Eye level 'Bosch' integrated Oven & Microwave. Slimline integrated 'Hotpoint' Dishwasher. Integrated 'Hotpoint' Fridge & Freezer. Intergrated 'Indesit' Washing machine. Tiled splash backs. Breakfast table area.

### Bedroom 1

11'9 x 12'  
Double glazed window to front. Coving to ceiling. Radiator. Large built in wardrobe with glazed doors.

### Bedroom 2

11'3 x 10'  
Double glazed window to front. Radiator. Coving to ceiling.

### Bathroom

Opaque double glazed window to side. Coving to ceiling. Extractor fan. Vinyl flooring. Bathroom cabinets. Chrome towel radiator. Built in airing cupboard housing Vaillant combi boiler. Extensively tiled walls with inset mirror. White suite comprising: Vanity wash hand basin with mixer tap and cupboards under. Panelled bath with Georgian style mixer tap and hand attachment and a inset shower with hand attachment.

### WC

Opaque double glazed window to side. Extractor fan. Low flush WC. Part tiled walls and flooring.

### South Facing Rear Garden

Large patio paved area. Laid to lawn with well stocked shrub and flower borders. Fruit trees (apple, pear and plum). Water tap. Retractable sun canopy. Timber shed to the side. Glazed timber shed/workshop to the rear. Additional patio/hardstanding to rear. Courtesy door to garage. Side acces via gate.

### Front

Block paved driveway and path to the front door. Well stocked shrub and flower borders and artificial lawn area.

### Garage

16' x 8'  
Double doors. Power connected.



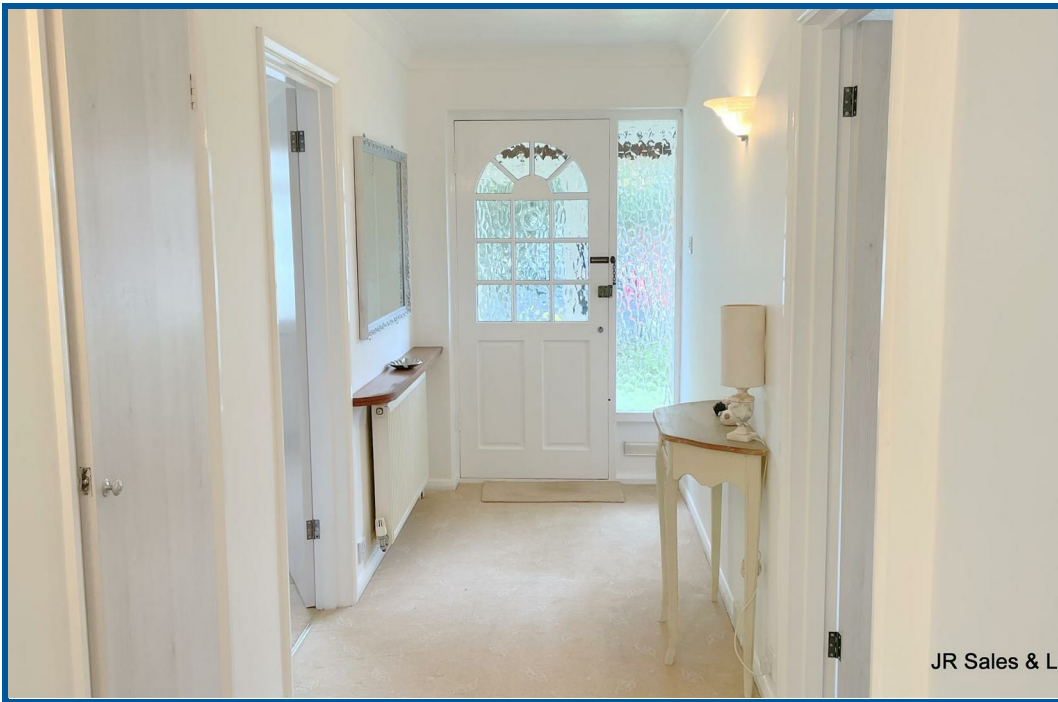




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# Rosewood Drive- EN2

Approximate Gross Internal Area 99.4 m<sup>2</sup> ... 1070 ft<sup>2</sup> (excluding garden)



## GROUND FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.