



**Connells**

Cherrytree Close  
Worth Crawley



## Property Description

This extended detached four bedroom house is a rare gem that offers everything you and your family need. The modern fitted kitchen dining area is the heart of the home and boasts sleek finishes, including granite counter tops, and ample cabinet space that will delight any home chef. The through lounge is equally stylish and perfect for both family living and entertaining guests.

The first floor includes four spacious bedrooms, a home office and a modern family bathroom which has been finished to a high specification.

The generous rear garden is perfect for children to play in or for outdoor entertaining, and the garage and driveway offer plenty of parking space for all your vehicles. This home has been finished to a high standard with quality materials, maintaining a sense of style and sophistication throughout the property.

Situated in a desirable location, the property is close to local shops and has good transport links including Three Bridges train station making it ideal for those who need to commute. This property must be viewed to be fully appreciated. Don't miss out on the opportunity to make this stunning house your new home - contact us today to arrange a viewing!

## Entrance Hall

Understairs storage cupboard and herringbone style wooden flooring.

## Cloakroom

Frosted double glazed window to side, two-piece suite comprising of wash hand basin and low level flush w/c and herringbone style wooden flooring.

## Lounge

24' 1" x 10' 1" ( 7.34m x 3.07m )

Two double glazed windows to front, double glazed doors to garden, two radiators and herringbone style wooden flooring.

## Kitchen/ Diner

16' x 11' ( 4.88m x 3.35m )

Double glazed window to rear, double glazed doors to garden, matching wall and base units with work-tops over, one and half bowl stainless steel sink unit, integral oven and microwave, space for washing machine, tumble dryer and fridge freezer, radiator and laminate flooring.

## Landing

Cupboard housing water tank, access to loft and carpet as laid.

## Bedroom One

12' 4" x 11' 4" ( 3.76m x 3.45m )

Double glazed window to front, built in wardrobes, radiator and carpet as laid.

## Bedroom Two

17' x 7' 1" ( 5.18m x 2.16m )

Double glazed window to front and side, radiator and carpet as laid.

## Bedroom Three

9' 1" x 8' 1" ( 2.77m x 2.46m )

Double glazed window to rear, radiator and carpet as laid.

## Bedroom Four

9' 5" x 6' 1" ( 2.87m x 1.85m )

Double glazed window to front, built in storage cupboard, radiator and carpet as laid.

## Office

## Bathroom

Frosted double glazed window to rear, three-piece suite comprising of panel bath with rainfall shower over and shower attachment, wash hand basin and low level flush w/c, radiator and tiled flooring.

## Garage

17' x 8' ( 5.18m x 2.44m )

## Front Garden

Parking for 2-3 cars.

## Rear Garden

34' 1" x 30' 1" ( 10.39m x 9.17m )

South facing garden with patio area leading to mainly laid to lawn and shed. Side access to garden.

## Crawley Town

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was official declared as a New Town and now has 14 neighbourhoods.

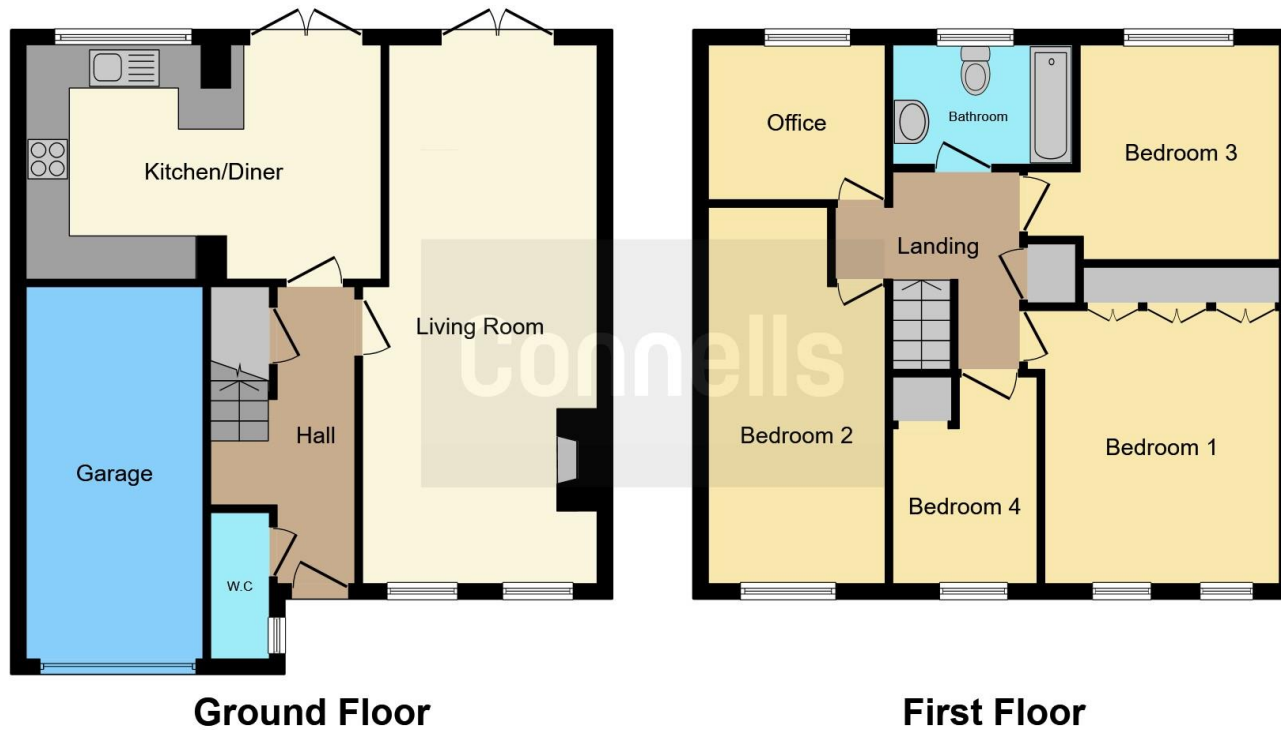
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, night life, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01342 717 727**  
**E [cophorne@connells.co.uk](mailto:cophorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

**view this property online [connells.co.uk/Property/COP403943](http://connells.co.uk/Property/COP403943)**

#### Directions to this property:

Travelling from the Copthorne office from Copthorne Bank turn left onto Brookhill road, at the roundabout, take the 3rd exit onto Copthorne Rd/A2220, at Ridley's Corner Roundabout, take the 1st exit onto Balcombe Rd/B2036, turn left onto Wentworth Drive, then turn right onto The Ridings, then turn left onto The grooms, right onto Oakfields. Turn left onto Cherrytree Close and the property will be on the left hand side.

**EPC Rating: C**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COP403943 - 0005