



Connells

Hazel Way
Crawley Down



Property Description

This spacious semi-detached family home, a Rushden style house, has been extended to add an extra bedroom with an en-suite and a large family room at the rear of the kitchen/diner, creating the heart of the house. The refitted kitchen features numerous base and eye-level units and built-in appliances, including a Zanussi eye-level double oven (one with an air fryer), an under-counter electric oven, a Neff induction hob with a stainless-steel cooker hood, and space and plumbing for a dishwasher. There is ample space for a large family dining table, leading to the family room with bi-fold doors that open onto a low-maintenance rear garden, which backs onto woodland for privacy. This area is ideal for entertaining, especially in the summer when the bi-folds open up to the patio. The original and spacious front lounge has a bay window, perfect for cozy winter evenings, and there is also a useful cloakroom.

The first floor has a large double and two other good-sized bedrooms and a family bathroom, while the main bedroom on the second floor includes an en-suite, making it a perfect "parents' retreat."

The south-facing rear garden, which backs onto woodland, features a patio and artificial grass for easy maintenance.

The front and side of the property offer hardstanding for off-road parking for several cars and access to the garage with an electric roller door.

The property also benefits from Solar Panels.

This property is a "must see".

Entrance Hall

Double glazed window to side, radiator, under stairs cupboard, and carpeted stairs leading to the first floor.

Cloakroom

Low level W.C, wash hand basin, double glazed window to side, laminate flooring, and 'ladder' style towel rail.

Lounge

15' 11" x 11' 2" (4.85m x 3.40m)

Double glazed bay window to the front, radiator, and laminate flooring.

Kitchen/ Dining

15' 8" x 11' 4" (4.78m x 3.45m)

Open plan and extended with a re-fitted kitchen laid out with distinct areas providing specific functions for the requirements of the current owners.

The kitchen area has a range of base and eye-level units, inset stainless steel sink and drainer with work surfaces surrounding, including a central island with Neff induction hob and cooker hood over. There is an under counter electric oven, a Zanussi integrated eye level double oven (including air fryer ability). There is space and plumbing for a

dishwasher and space for fridge freezer. The dining area has space for large dining table, laminate flooring, and radiator. This area leads to the:

Family Room

15' 11" x 9' (4.85m x 2.74m)

Double glazed bi-folding doors looking out onto the rear garden, roof lanterns and radiator. St up as a relaxing area with sofas.

Landing First Floor

Bedroom Two

13' 9" x 9' 5" max (4.19m x 2.87m max)

Double glazed window to the front, and radiator.

Bedroom Three

11' 6" x 8' 11" (3.51m x 2.72m)

Double glazed window to the rear, and radiator.

Bedroom Four

11' 6" x 6' 8" (3.51m x 2.03m)

Double glazed window to the rear, and radiator.

Bathroom

Frosted double glazed window to side, low level W.C, wash hand basin, panel bath with shower over and screen, and radiator.

Landing Second Floor

Carpeted stairs leading to the second floor.

Bedroom One

15' 7" max x 13' 7" max (4.75m max x 4.14m max)

Double glazed windows to the rear, built-in-mirrored wardrobe with sliding doors and radiator.

En-Suite

Shower cubicle, hand wash basin, low level W.C., 'ladder' style heated towel radiator, and exactor fan.

Garage With Utility Area

17' 2" x 7' 5" (5.23m x 2.26m)

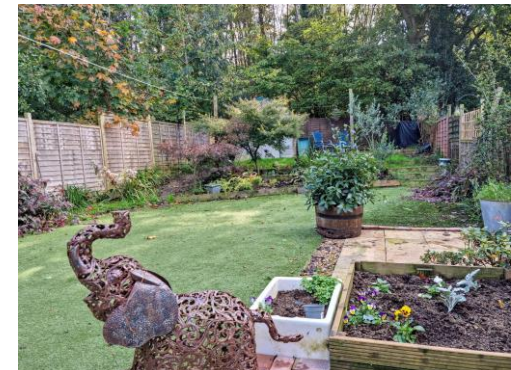
Electric roller door to the front, worktop with stainless steel sink, space for fridge, space and plumbing for washing machine, space and plumbing for tumble dryer, dog shower, and pedestrian door to rear.

Front Garden

Area laid to lawn and shrubs, paved frontage as well as a driveway providing parking for several cars.

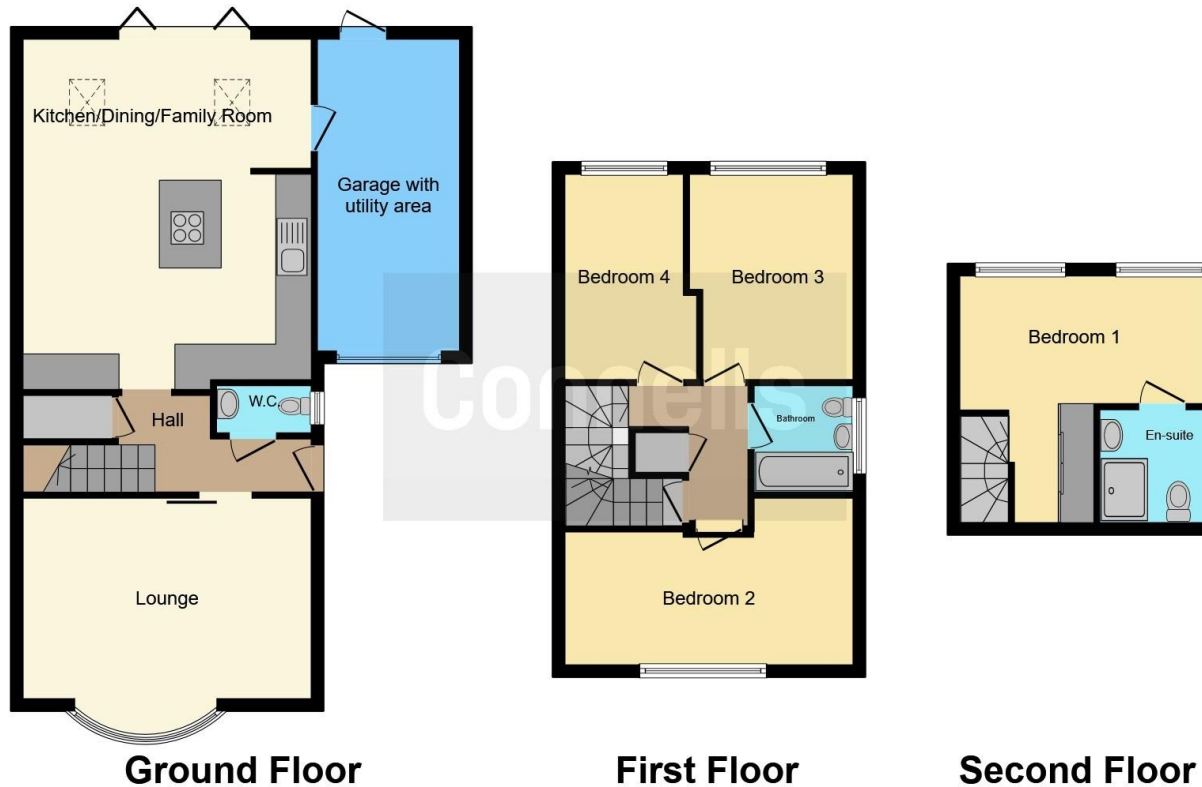
Rear Garden

South facing garden with large patio, artificial grass, mature shrubs, fenced borders, and shed. Backing onto woodland.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Directions to this property:

Travelling from the agent's office in Copthorne Bank, turn left at The Prince Albert Pub onto Brookhill Road at the end of the road turn left onto Copthorne Common Road, at The Duke's Head roundabout turn right onto Turners Hill Road. Take first left into Sandy Lane. At the T-junction at the end turn right and take the second left into Station Road. Continue past the green and shops and turn left into Burleigh Way just by the pub. Take the second right into Woodland Drive, the first left into Hazel Way, and you will find the property on the right-hand side.

EPC Rating: D

Tenure: Freehold



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Property Ref: COP404109 - 0002