



Burwash Road, Furnace Green, Crawley, West Sussex, RH10 6LG

£375,000 - £390,000 Guide price

- Four bedroom terraced town house
- Dual aspect lounge / dining room of 22' 2
- Less than one mile to Three Bridges train station
- Ground floor sauna / shower room
- Ground floor study / fourth bedroom
- Viewing highly recommended
- Downstairs cloakroom & utility room
- Off road parking for up to three vehicles
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this middle terraced town house which we recommend is viewed internally in order to appreciate its flexible living accommodation. The ground floor comprises an entrance hall, study / bedroom four to the front, a sauna / shower room, cloakroom and utility room with patio doors opening to the rear garden. On the first floor, there is a spacious, dual aspect lounge / dining room measuring 22' 2 in length with windows to the front and rear and a fitted kitchen which has a view to the rear. On the second floor there are two double bedrooms, a third bedroom to the front and bathroom fitted with a white suite. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. The front of the property has been block paved providing off road parking for up to three vehicles. Fronting on to a green, the property has a lovely outlook. The tiered rear garden has a patio area, lawn and beds well stocked with mature plants and shrubs. Located 0.7 miles from Three Bridges train station and just a mile from Crawley town centre, the property is ideally placed for all local amenities as well as schools. In our opinion, this would be a great family home and we would urge a viewing to see if it would suit your needs.

CANOPY PORCH Front door opening to:

ENTRANCE HALL Stairs to the first floor landing. Radiator. Cupboard housing electricity meter. Two under stair cupboards. Opening to utility room. Doors to sauna / shower room, cloakroom and;

STUDY / BEDROOM FOUR 11' 2" x 11' 1" (3.4m x 3.38m) approximate. Radiator. Air conditioning unit. Window to the front.

SAUNA/SHOWER ROOM 11' 0" x 10' 5" (3.35m x 3.18m) approximate. Fitted with a pine sauna and a tiled shower cubicle. Heated towel rail. Opaque window to the rear.

CLOAKROOM Fitted with a white suite comprising a low level WC and a wall mounted wash hand basin with vanity cupboard below. Extractor fan.





UTILITY ROOM 11' 8" x 6' 11" (3.56m x 2.11m) approximate. Fitted with wall and base level units incorporating a single bowl, stainless steel sink unit with mixer tap with tiled splashback. Space for fridge / freezer, washing machine and tumble dryer. Patio doors opening to the rear garden.

FIRST FLOOR LANDING Stairs to the second floor landing. Radiator. Window to the front. Doors to kitchen and:

LOUNGE/DINING ROOM 22' 2" x 10' 7" (6.76m x 3.23m) approximate. A dual aspect room with windows to the front and overlooking the rear garden. Radiator. Air conditioning unit. Door to

KITCHEN 10' 0" x 8' 11" (3.05m x 2.72m) approximate. Fitted with a range of wall and base level units incorporating corner shelving and work surfaces over with a one and a half bowl, single drainer, stainless sink unit with mixer tap. Built in oven and hob with filter over. Space for fridge / freezer and dishwasher. Window overlooking the rear garden.



SECOND FLOOR LANDING Stairs from the first floor landing. Airing cupboard housing hot & cold water tanks and shelving. Doors to three bedrooms and bathroom.

BEDROOM ONE 12' 11" x 8' 8" (3.94m x 2.64m) approximate. Built in wardrobes with triple, mirrored sliding doors. Radiator. Air conditioning unit. Window overlooking the rear garden.

BEDROOM TWO 12' 11" x 10' 0" (3.94m x 3.05m) approximate. Ceiling fan. Radiator. Hatch to loft space. Window to the front.

BEDROOM THREE 9' 10" x 6' 10" (3m x 2.08m) approximate. Radiator. Window to the front.

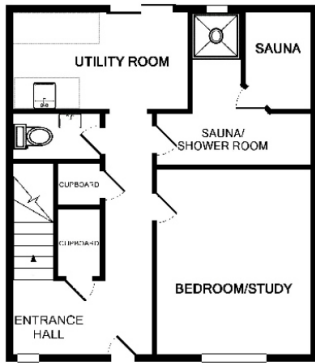


BATHROOM Fitted with a white suite comprising a P-shaped bath with shower over, a vanity unit with cupboard below and inset wash hand basin and a low level WC with concealed cistern. Strip light / shaver point. Heated towel rail. Fully tiled walls. Extractor fan. Opaque window to the rear.

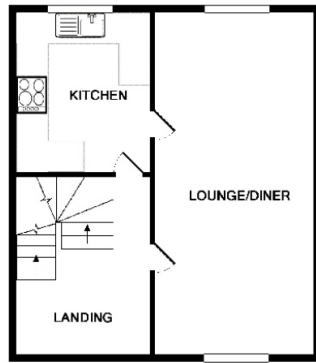
OUTSIDE

DRIVE WAY The front of the property has been block paved providing off road parking for up to three vehicles.

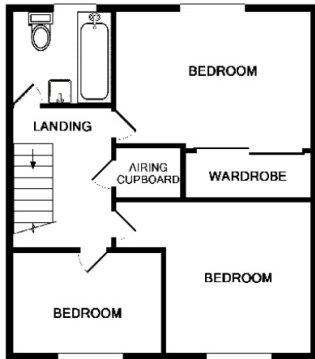
REAR GARDEN Tiered rear garden with a paved patio area adjacent to the property, step up to the next level being laid to lawn with flower / shrub borders stocked with mature plants and the third level is laid with shingle and planted. Timber garden shed. External water tap. Enclosed by wall and fence.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges By car 5 mins On foot 14 mins - 0.7 miles

Crawley By car 6 mins On foot 24 mins - 1.1 miles

(source google maps)

AREA INFORMATION

Furnace Green is located to the east of the town bordered by Tilgate, Three Bridges and Maidenbower. There is a Nature Reserve and flood plain named Waterlea Meadow and the National Cycle Route 20 passes through Furnace Green. Crawley's only full scale theatre, The Hawth is located on the northern edge of Furnace Green and gets its name from the large area of woodland to its rear. The neighbourhood has a parade of shops, pub and doctors. Three Bridges mainline train station is approximately one mile walk and the 24 hour Fastway bus service passes through the neighbourhood connecting to Crawley town centre, Manor Royal and beyond. The neighbourhood edges on to Tilgate Forest, great for family walks and leisure; overall Furnace Green is a popular choice for commuters, families and investors.

TENURE Freehold

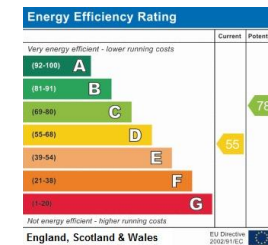
COUNCIL TAX BAND D £1,939

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.

Vendor's comments

We originally bought this home for its location. The green was a safe space for the boys to play, they were 8 and 11 at the time we moved in and could be supervised from the lounge! The quiet cul de sac and being close to the station was also a plus point for us. We love waking to the sound of birdsong and see numerous varieties in our garden. We have great neighbours, some have been here longer than us, and we have loved living here for the last 25 years. We are only moving for health reasons, sadly the stairs are becoming an issue.



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