



Furnace Drive, Furnace Green, Crawley, West Sussex, RH10 6HZ

£420,000 - £430,000 Guide price

- Three bedroom link detached family home
- Extended to the side
- Garage and off road parking
- Utility room and cloakroom
- Two reception rooms
- Very well presented throughout
- Refitted shower room
- Rear garden with patio, lawn and decking
- EPC rating E

Property Description

Homes Partnership is delighted to offer for sale this three bedroom link detached property located in the popular residential neighbourhood of Furnace Green, less than one mile from Crawley town centre and train station. The property has been extended to the side to provide a utility room with doors to both the front and rear and a cloakroom. The ground floor accommodation further comprises an entrance hall, lounge with box bay window to the front, dining room with patio doors opening to the rear garden and a fitted kitchen. On the first floor bedrooms one and two both have fitted wardrobe cupboards, there is a third bedroom with an over stair bulkhead cupboard and a refitted shower room. The property is fully double glazed and has heating by gas to a system of hot water radiators. Outside the front is block paved providing off road parking. The rear garden has a paved patio area, part of this is covered, lawn and decking. The garage, with power and light is set within the garden. To the front of the garage is a further off road parking space. The property is very well presented by the current owner and well placed for all local amenities and schools. The 24 hour Fastway bus service is easily accessible as is access to the A23 / M23 connecting Crawley to both the South coast and London. We would urge a viewing to see if this property would suit your needs.

CANOPY PORCH Front door on side of property opening to:

ENTRANCE HALL Radiator. Stairs to the first floor. Doors to kitchen and:

LOUNGE 12' 11" x 12' 6" (3.94m x 3.81m) maximum narrowing to 11' 6" (3.51m) approximate. Radiator. Wall mounted feature fire. Box bay window to the front. Opening to:

DINING ROOM 10' 11" x 10' 8" (3.33m x 3.25m) approximate. Radiator. Patio doors opening to the rear garden. Door to:

KITCHEN 12' 0" x 8' 8" (3.66m x 2.64m) approximate. Fitted with a range of wall and base level units incorporating a single bowl, single drainer, stainless steel sink unit with mixer tap. Space for dish washer and cooker. Window to the rear. Door to:





UTILITY ROOM 12' 8" x 8' 4" (3.86m x 2.54m) approximate. Fitted with wall and base level units incorporating a single bowl, single drainer stainless steel sink unit. Space for washing machine, tumble dryer and fridge / freezer. Dual aspect with doors to both front and rear gardens. Door to:

CLOAKROOM Fitted with a low level WC. Opaque window to the rear.

FIRST FLOOR LANDING Stairs from the entrance hall. Window to the side aspect. Linen cupboard. Doors to all bedrooms and shower room.

BEDROOM ONE 12' 11" x 11' 6" (3.94m x 3.51m) approximate. Radiator. Fitted wardrobe cupboard. Window to the front.

BEDROOM TWO 13' 5" (4.09m) maximum narrowing to 11' 7" x 9' 4" (3.53m x 2.84m) approximate. Radiator. Fitted wardrobe cupboard. Window overlooking the rear garden.

BEDROOM THREE 8' 9" x 8' 0" (2.67m x 2.44m) approximate. Radiator. Over stair bulkhead with fitted cupboard. Window to the side aspect.



SHOWER ROOM Refitted with a white suite comprising a tiled shower cubicle and a vanity unit with range of cupboards and an inset wash basin and low level WC with concealed cistern. Heated towel rail. Dual aspect opaque windows to the rear and side aspects.

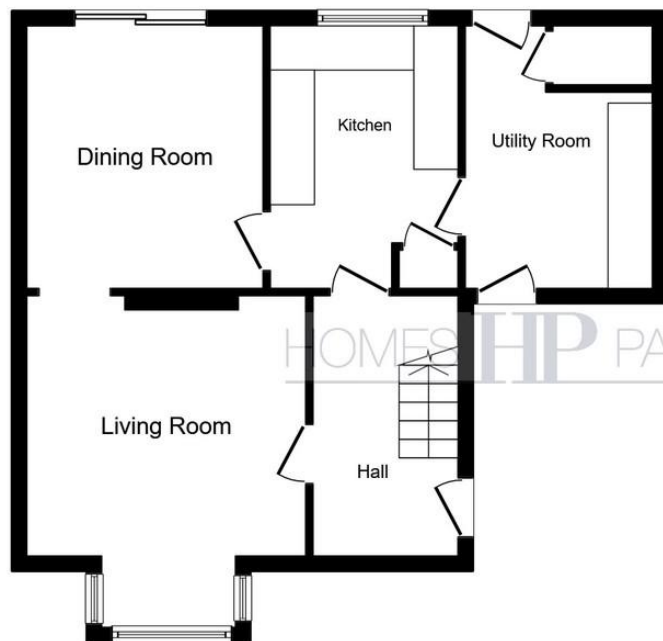
OUTSIDE

DRIVEWAY The front of the property has been block paved providing off road parking for one vehicle. The remainder is laid with slate chippings. Steps to the front door and door to utility room.

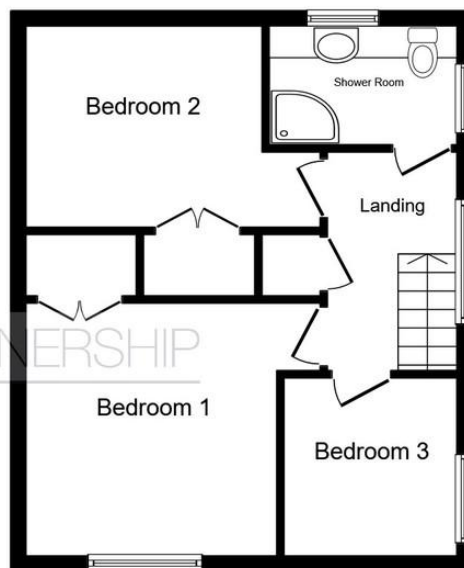
REAR GARDEN Paved patio area adjacent to the property, part of this is enclosed and covered, steps up to the area of lawn with beds filled with plants and shrubs. Decked area to the rear of the property. The garage is set within the garden with a door accessed from the decked area. External water tap. Enclosed by fence.

GARAGE Single garage with power and light. Window and door to garden. Up and over door to the front. There is off road parking to the front of the garage.



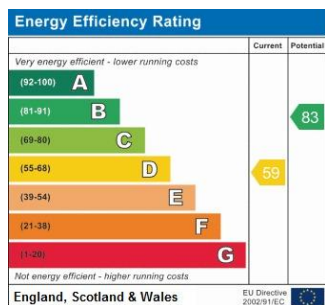


Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Vendor's comments

I bought the house in July 2014, I lived in Storrington until my late husband died and I wanted to get back to Crawley. I am only selling now because my daughter's marriage has broken down and we are going into a house together.

USEFUL INFORMATION

MAINS SERVICES

Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges By car 4 mins On foot 23 mins - 1.2 miles
 Crawley By car 4 mins On foot 16 mins - 0.8 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

E £2,370.27

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 £100 - £250. Suppliers generally pay referral fees to all introducers for marketing services.

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