



Tinsley Green, Crawley, West Sussex, RH10 3NS

£575,000

- Four bedroom detached property
- En suite shower room to bedroom one
- Beautifully presented throughout
- Bespoke Howdens fitted kitchen
- Study; downstairs cloakroom
- Viewing advised
- Drive way for up to four vehicles
- Set in a private road
- EPC rating B

Property Description

Homes Partnership is delighted to offer for sale this beautifully presented, four bedroom detached property located in a private road on the outskirts of Crawley. The bespoke kitchen / dining room is a great feature of the property, fitted with a Howdens kitchen, with five panel, bi-folding doors opening to the patio area is a great hub of the home being an excellent space for socialising and entertaining family and friends. The ground floor further comprises a spacious lounge to the front, study, cloakroom and a laundry room. On the first floor, bedroom one has an en suite shower room, three are three further bedrooms and a family bathroom. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front is block paved providing parking for up to four vehicles. The rear garden has a paved patio area, the remainder mostly laid to lawn with a sunken trampoline. The property is situated in a semi rural location yet has Manor Royal industrial estate and Gatwick Airport easily accessible as well as schooling and shops. We would urge a viewing to see if this could be your next home.

ENCLOSED PORCH Door opening in to porch. Radiator. Window to the side. Internal door to:

ENTRANCE HALL Stairs to the first floor. Under stair storage cupboard. Radiator. Doors to kitchen / dining room, study, cloakroom and:

LOUNGE 17' 11" x 13' 3" (5.46m x 4.04m) approximate. Two radiators. Two windows to the front. Double doors to:

KITCHEN / DINING ROOM 22' 5" x 14' 3" (6.83m x 4.34m) approximate. Bespoke Howdens fitted kitchen incorporating a one and a half bowl, single drainer sink unit with mixer tap, a range of a wall and base level units and a central island with cupboards, drawers and a breakfast bar. Built in oven and hob with filter over. Integral fridge / freezer. Space for table and chairs. Two radiators. Five panel, bi-folding doors opening to the rear garden. Opening to:





LAUNDRY ROOM Fitted with a stainless steel single bowl, single drainer sink unit with mixer tap and base unit below. Space for washing machine. Wall mounted boiler. Window to the rear and door opening to the side aspect.

STUDY 8' 8" x 6' 1" (2.64m x 1.85m) approximate. Radiator. Dual aspect with windows to the front and rear.

CLOAKROOM Fitted with a white suite comprising a low level WC and a wash hand basin. Extractor fan.

FIRST FLOOR LANDING Stairs from the entrance hall. Two windows to the side aspect. Airing cupboard. Radiator. Doors to all bedrooms and bathroom.



BEDROOM ONE 13' 3" x 11' 2" (4.04m x 3.4m) approximate. Radiator. Two windows overlooking the rear garden. Door to:

EN SUITE SHOWER ROOM Fitted with a white suite comprising a shower cubicle, low level WC and a wash hand basin. Heated towel rail. Opaque window to the side aspect.

BEDROOM TWO 14' 8" x 13' 4" (4.47m x 4.06m) maximum narrowing to 10' 8" (3.25m) approximate. Radiator. Window to the front.

BEDROOM THREE 11' 4" x 9' 6" (3.45m x 2.9m) approximate. Radiator. Two windows to the front.

BEDROOM FOUR 8' 9" x 7' 10" (2.67m x 2.39m) approximate. Fitted cupboard / wardrobe. Radiator. Window overlooking the rear garden.



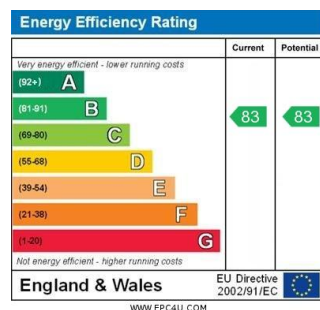
BATHROOM Fitted with a white suite comprising a bath with shower over, a low level WC and a wash hand basin. Heated towel rail. Extractor fan.

OUTSIDE

DRIVE WAY The front has been block paved providing parking for up to four vehicles. There is a small area laid to lawn. Gated side access leads to:



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



REAR GARDEN Paved patio area adjacent to the property, the remainder being mostly laid to lawn with a stepping stone path and flower beds with plants and shrubs. External courtesy light. Enclosed by fence.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges By car 7 mins On foot 45 mins - 2.2 miles
 Gatwick By car 6 mins - 3.2 miles
 (source google maps)

AREA INFORMATION

Originally a hamlet in the parish town of Worth, Tinsley Green is now part of the Pound Hill neighbourhood. The ever popular Pound Hill is located on the east of Crawley and is bordered by Three Bridges and Manor Royal to the west and Maidenbower to the south. It is one of the largest local neighbourhoods and has a variety of housing from first time buyer flats to executive detached houses approaching £1,000,000. There are two parades of shops, three pubs, three churches and surgeries in the area. Schooling includes an infant school, junior school, primary school and large parts of the neighbourhood fall within the catchment area of Hazelwick School in Three Bridges. There is a bowls club, and Worth Park Gardens offer formal gardens and lake, croquet lawn and tennis court: some of the beautiful trees in the gardens date back to the original planting in the 1840s! Pound Hill is serviced by the Metrobus routes and Three Bridges mainline train station is easily accessible with fast and direct routes to London and Brighton.

TENURE Freehold

COUNCIL TAX BAND: F £2,801.23

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.

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