



## Tinsley Lane, Three Bridges, Crawley, RH10 8AW

Guide Price £800,000- £825,000

Taylor Robinson are delighted to offer this exceptional versatile 5 bedroom detached home boasting a luxury fully fitted open plan kitchen / breakfast room, two separate reception rooms and 3 en suite shower rooms. The property has been subject to many alterations and extensions with the addition of a family entertaining room/ home office / bar with tri-folding doors to the garden. Other features include air conditioning to some bedrooms and under flooring heating to the open plan kitchen / breakfast room.

Situated on an excellent sized plot with enclosed rear garden bordered by mature hedgerow for privacy and a driveway with ample parking for cars. The property enjoys easy access to Gatwick, M23 motorway and Hazelwick secondary school. No Chain.

***Price Guide £800,000 Freehold***

# Tinsley Lane, Three Bridges, Crawley, RH10 8AW



- 5 Bedrooms
- Open Plan Kitchen / Breakfast Room
- Enclosed Rear Garden
- 4 Reception Rooms
- Radiator Heating & Under Floor Heating
- Driveway with lots of parking spaces
- 3 En Suite Shower Rooms
- Replacement Double Glazed Windows
- No Chain

Entrance Hall

Living Room

20'1" x 11'11" (6.12 x 3.63)

Dining Room

12'2" x 11'9" (3.71 x 3.58)

Kitchen / Breakfast Room

25'1" x 11'10" (7.65 x 3.61 (7.64 x 3.60))

Family Room

20'5" x 11'3" (6.22 x 3.43)

Utility room

7'6" x 6'0" (2.29 x 1.83)

Cloakroom

Bedroom 3

15'0" x 12'4" (4.57 x 3.76)

En Suite Shower Room

Family Bathroom

Stairs to first floor Landing

Bedroom 1

17'11" x 10'11" (5.46 x 3.33)

En Suite Shower Room.

Bedroom 2

12'4" x 9'11" (3.76 x 3.02)

En Suite Shower Room..

Bedroom 4

9'10" x 9'4" (3.00 x 2.84)

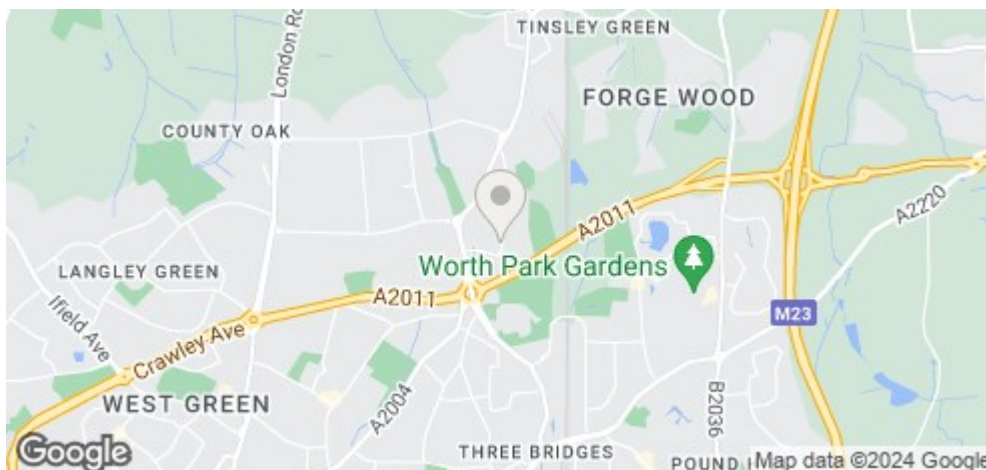
Bedroom 5

12'10" x 6'8" (3.91 x 2.03)

Rear Garden

Driveway

## Council Tax Band: F





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	