



## Lingfield Drive, Worth, Crawley, RH10 7XQ

Taylor Robinson is delighted to welcome to the market a four-bedroom detached house in the highly sought after area of Worth and is offered to the market with no onward chain. The property in brief comprises of an entrance hall with stairs rising to the first floor and a W.C. There is a fully fitted kitchen, separate dining room with patio doors leading to the rear garden and a light and airy living room with further access to the rear garden. The first floor offers 4 bedrooms and a shower room. Externally you will find a low maintenance south facing rear garden mainly laid to lawn with patio area and to the front of the property a driveway and garage. The property also benefits from double glazing, gas central heating and within easy access to highly regarded schools and bus routes to Crawley town centre.

**Asking Price £490,000 Freehold**

# Lingfield Drive, Worth, Crawley, RH10 7XQ



- 4 Bedroom Detached House
- Fully Fitted Kitchen
- Downstairs W.C.
- Garage
- Well Presented
- Separate Dining Room
- Private Rear Garden
- Chain Free
- Light and Airy Living Room
- Driveway

Entrance Hall

Kitchen

14'11" x 10'0" (4.55 x 3.05)

Dining Room

11'1" x 8'8" (3.38 x 2.64)

Living Room

18'9" x 11'8" (5.72 x 3.56 (5.71 x 3.55))

W.C.

Stairs to First Floor Landing

Bedroom 1

13'8" x 9'10" (4.17 x 3.00 (4.16 x 2.99))

Bedroom 2

11'11" x 9'10" (3.63 x 3.00)

Bedroom 3

10'4" x 8'6" (3.15 x 2.59)

Bedroom 4

8'10" x 8'6" (2.69 x 2.59)

Shower Room

Outside

Rear Garden

Driveway to front

Garage

## Council Tax Band: E





# 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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	