



School Lane, Husborne Crawley, MK43 0UY

Price £800,000 Freehold



A detached double fronted property situated on a mature plot of approx. ½ acre with a large detached barn incorporating store sheds and garage. The property was constructed circa 1872 and has been in the vendors family for some considerable years. It would benefit from complete modernisation.

No above chain.



# School Lane

Husborne Crawley, MK43 0UY



- Outside:** Detached Barn incorporating workshop, garage and stores
- Workshop:** Window. Quarry tiled floor.
- Garage:** Double wooden doors.
- Store One:** Brick floor.
- Store Two:** Brick floor.
- Store Three:** Brick floor.
- Gardens:** Mature gardens laid to grass. Approaching some .5 acre in total. Surrounded by mature hedging and fencing.



**Entrance Hall:** Quarry tiled floor. Staircase with hand rail leading to first floor accommodation. Creda electric heater.

**Lounge:** Sash window to rear. Coved ceiling. Feature marble open fireplace.

**Dining Room:** Picture rail. Brick open fireplace with fitted storage cupboard and display shelving either side. Door to under stair storage cupboard.

**Kitchen:** Sash window. Quarry tiled floor. Double draining single bowl stainless steel sink unit with fitted base unit below. Lagged copper cylinder tank with immersion heater. Electric cooker point. Plumbing for washing machine. Door to shelved pantry cupboard with window. Raeburn solid fuel cooker.

**Cellar:** Brick floor. Light. Vaulted ceiling. Electric meters. Door to outside.

**Rear Lobby:** Quarry tiled floor. Door to Kitchen. Door to Cloakroom.

**Cloakroom:** Sash window. Fitted with a white suite comprising low level WC and wall mounted hand wash basin. Ceramic tiling. Quarry tiled floor.

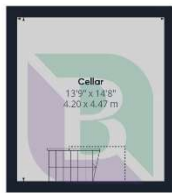
**Bedroom One:** Double aspect room with sash window to rear and sash window to front. Feature cast iron fireplace. Dimplex electric storage heater. Door to walk-in storage cupboard with sash window to front.

**En Suite:** Fitted with a white suite comprising low level WC, hand wash basin with storage cupboards below, tiled shower cubicle, wall mounted electric shower mixer, hand held shower and sliding screen door.

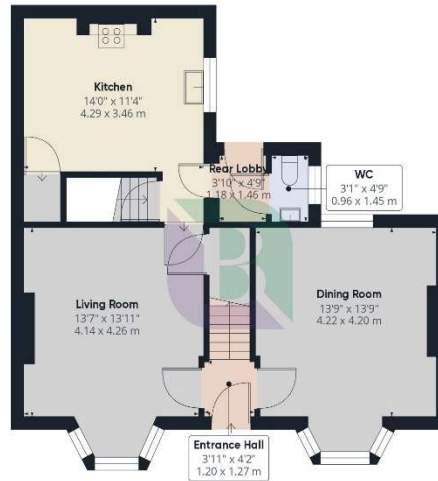
**Bedroom Two:** Sash window. Dimplex electric storage heater. Picture rail. Feature cast iron fireplace.

**Bedroom Three:** Sash window to front. Dimplex electric storage heater.

**Bathroom:** Sash window to side. Fitted with a suite comprising pedestal hand wash basin, low level WC and panelled bath. Creda electric fan assisted room heater.



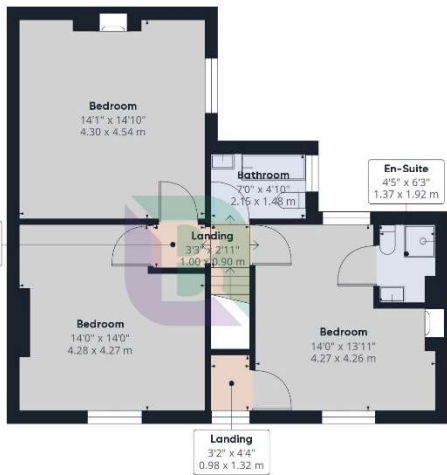
Floor -1 Building 1



Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
 2143.31 ft<sup>2</sup>  
 199.12 m<sup>2</sup>  
 Reduced headroom  
 16.04 ft<sup>2</sup>  
 1.49 m<sup>2</sup>



Floor 1 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		9	
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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