



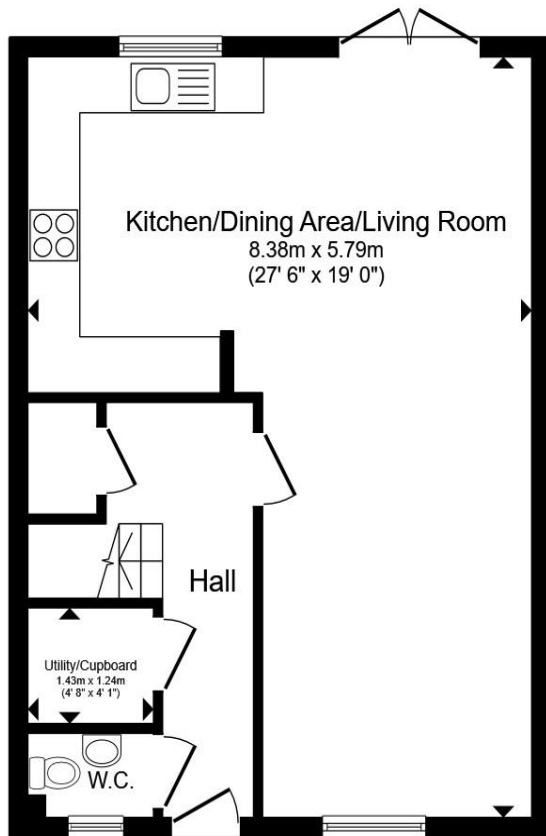
**Payne Way, Copthorne Crawley RH10 3YQ**

**welcome to**

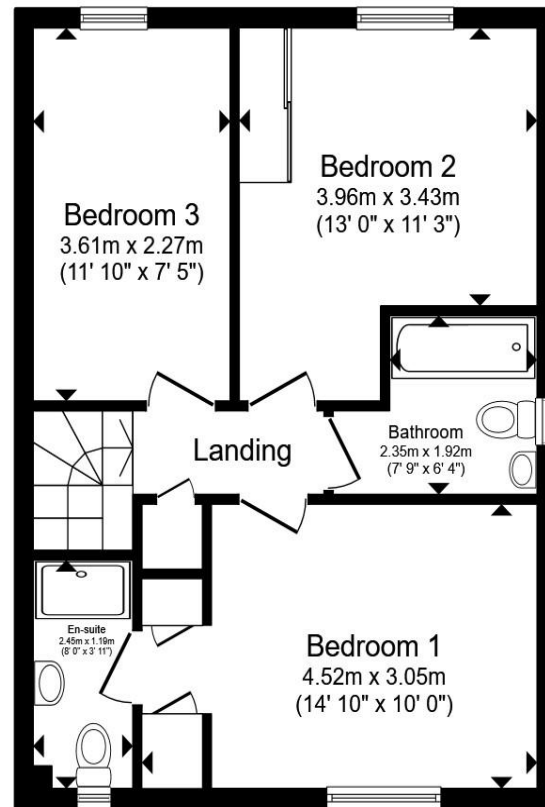
**Payne Way, Copthorne Crawley**

A well-presented detached home with driveway and garage, benefiting from NHBC warranty. Features an open-plan kitchen/dining/living space with modern white units, integrated appliances and Karndean flooring. Three bedrooms, en-suite, and a generous garden with patio and raised lawn.

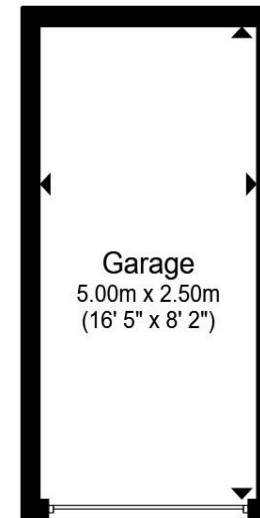




**Ground Floor**



**First Floor**



**Garage**

Total floor area 107.2 m<sup>2</sup> (1,154 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Payne Way, Copthorne Crawley

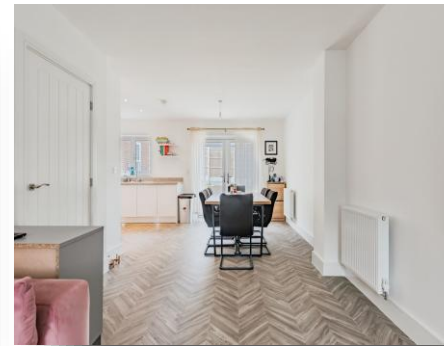
- Detached family home with three bedrooms
- NHBC warranty with approx. 8 years remaining
- Driveway and garage
- Open-plan kitchen/dining/living room
- Downstairs W.C. and utility cupboard

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRA111964](https://fox-and-sons.co.uk/Property/CRA111964)



Property Ref:  
CRA111964 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Property Description

This well-presented detached family home benefits from a driveway and garage and still enjoys the remainder of its NHBC warranty, with approximately eight years remaining, offering peace of mind for a prospective purchaser.

The ground floor is arranged around a welcoming entrance hall, providing access to a convenient downstairs W.C. and a useful utility cupboard for additional storage and laundry space. To the rear, the property opens into a superb open-plan kitchen, dining and living area, ideal for modern living and entertaining. The kitchen is fitted with sleek white units complemented by integrated appliances and contemporary spotlights, while Karndean flooring runs throughout the ground floor, creating a stylish and cohesive finish. The living space enjoys direct access to the rear garden, allowing for excellent indoor-outdoor flow.

Upstairs, the first floor offers three bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout is well balanced, with all rooms accessed from a central landing.

Externally, the property features a spacious rear garden with a large patio area, perfect for outdoor dining, and a raised lawn section providing additional space for relaxation or play. To the front and side, there is a driveway leading to a garage, completing this attractive home.

  
fox & sons



**01293 520521**



[Crawley@fox-and-sons.co.uk](mailto:Crawley@fox-and-sons.co.uk)



34 High Street, CRAWLEY, West Sussex, RH10 1BW



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)