



Vicarage Road, Crawley Down
£625,000

**MANSELL
McTAGGART**
Trusted since 1947

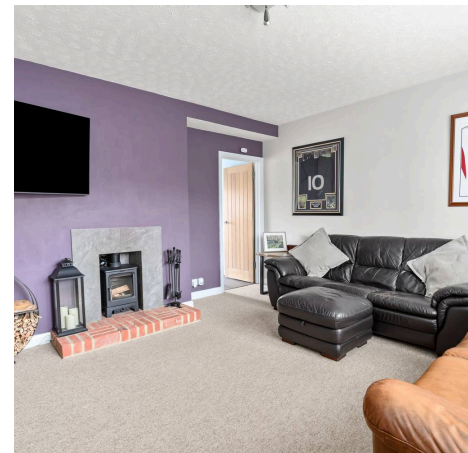
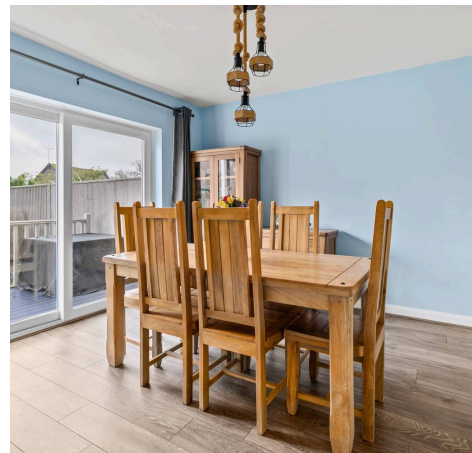




- 4 Well proportioned bedrooms
- Semi-detached
- Spanning Over 1650 sqft
- Large driveway with ample parking available
- L-Shaped double garage
- Generous rear garden
- Newly installed downstairs shower and utility room
- Close proximity to local shops, schools, walks and amenities
- Council Tax Band 'E' and EPC 'C'

A well presented and excellently proportioned 4 double bedroom, semi-detached house spanning over 1650sqft with a large L-shape garage and generous garden in the desirable village of Crawley Down. The home is within close proximity to local shops, transport links and local walks.

On approach to the home, there is an imposing frontage and large driveway for multiple vehicles and a treelined boarder provides privacy. There is also access to the L-Shape garage, which is perfect for a storage or workshop, and could easily be converted to a full double garage subject to relevant permissions. Entering the home, there is an entrance porch with ample space for shoes and coats, and a door to the hallway. This leads to the living room, kitchen and stairs to first floor.



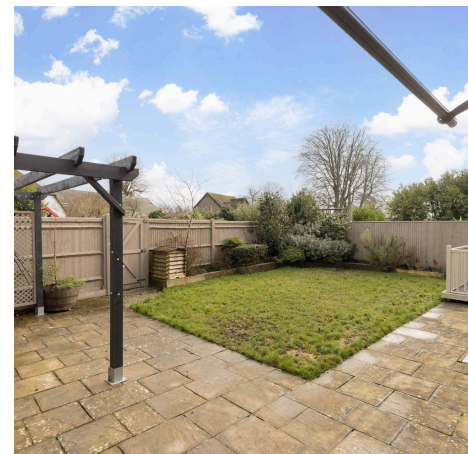


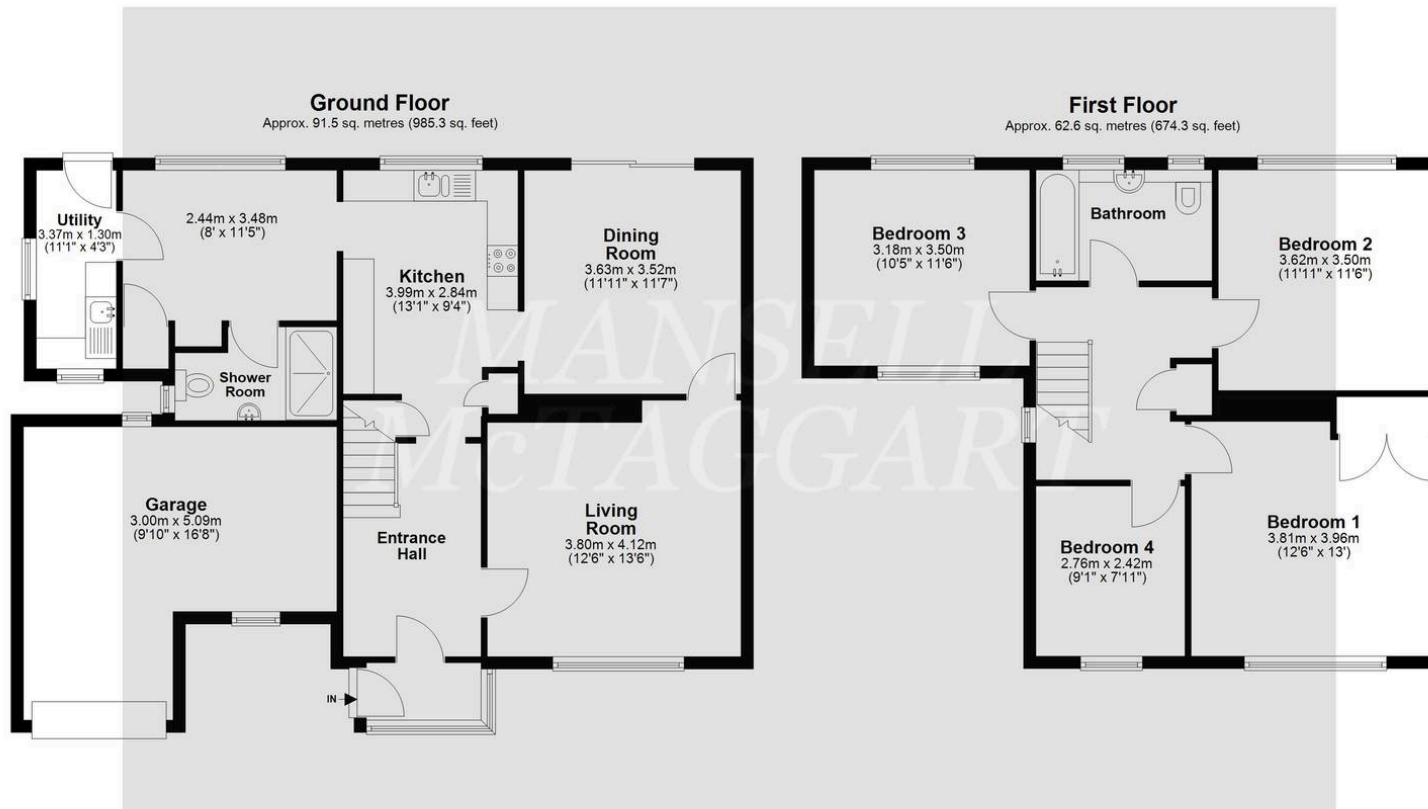
The living room is a good size room, easily accommodating multiple large family sofas and any freestanding furniture you may wish. The room also benefits from a log burner, large window to front and doorway to the dining room, which is an equally generous room, currently housing a 6 person dining table with sliding doors to rear and door to the kitchen.

The kitchen is of a modern décor, with a host of tasteful wall and base units, fitted and freestanding appliances and ample workspace. This leads to a versatile study/utility area with a window to rear, with access to the newly installed downstairs shower room, and utility room.

Heading upstairs, a spacious landing gives access to all 4 good sized bedrooms, family bathroom and loft. Bedrooms 1-3 are all very generous room, easily accommodating king size beds and furniture, with bedroom 1 benefitting from fitted wardrobes. Bedroom 4 is a small double/very large single room perfect for a child's room or office. The bathroom is fully tiled and comprises of a shower, w/c, wash hand basin and opaque window to rear.

Outside to rear, is the well proportioned garden. It is mainly laid to lawn with a large patio area with pergola and a composite decked area. There is easily space here to accommodate a conservatory or extension if desired, and also benefits from rear and side access gates.





Total area: approx. 154.2 sq. metres (1659.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.