



Guide Price **£650,000** Freehold

T: **01293 531721**

Chanctonbury Way, Southgate, Crawley RH11 8TE

 4  2  2  Y  Y  1 Mile



Moore & Partners

This superb four bedroom detached house is located in Chanctonbury Way which is a premier road in Southgate. This property offers spacious accommodation throughout with the added benefit of a ground floor shower room, utility Room and double garage. No Chain

Located within one of Southgate's premier roads and set amongst other detached properties is this superb four bedroom detached family home which occupies a generous plot. Presented in very good order throughout with spacious and flexible open plan living accommodation with the potential to extend further (STPP) and the added benefit of a superb rear garden and a double garage. The property is situated within the catchment area for excellent junior and senior schools. The very popular Goff's Park is a short distance away which provides excellent dogs walks, a pitch and put golf course and children's parks. Commuters the property is just 1 mile from Crawley Train Station with its fast commuter links north to London, South to Horsham and easy connection to Three Bridges which is one stop away equally, junction 10 of the M23 is easily and quickly accessible by car.

On entering the property, you enter the front porch with door which leads into the impressive entrance hall with stairs to the first floor. The entrance hall provides access to the family lounge, kitchen, downstairs shower room and integral double garage. A door to the right enters the spacious double aspect family lounge which provide views of the front and rear gardens. The family lounge provides ample space for free standing sofas and additional lounge furniture. The lounge provides access to the separate dining room through double opening doors. The dining room can comfortably cater for an eight-seater dining room table and chairs with further floor space for additional furniture. The dining room provides direct access to the rear garden through patio doors and a wonderful view of the garden. The kitchen can be accessed from the dining room as well as the entrance hall. The kitchen is fitted with a generous range of base and eye level units with work surface surround. There are some built in appliances which include the oven, separate grill, five ring gas hob and dishwasher. A door leads nicely through to the utility room which provides additional units, work surface space, sink and space for a washing machine and tumble dryer a door to the side provides direct access to the outside. Located on the ground floor is the superb newly fitted shower room which consists of a walk-in shower with glazed screen a storm head shower unit, wash hand basin, low level W/C all set against stylish tiling and window.

To first floor landing provides access to all bedrooms and the re-fitted family bathroom. The master bedroom is located at the rear of the property with a lovely view over the rear garden. The master bedroom provides plentiful, space for a super king size bed with additional floor space for bedroom furniture. The master bedroom also benefits from a range of built-in wardrobes. Bedroom two is another spacious double bedroom with built in wardrobes. Bedrooms three and four are double bedrooms, bedroom three has with built in wardrobes and bedroom four provides space for freestanding wardrobes. The family bathroom has been re-fitted with a three-piece white suite which includes a Jacuzzi bath with shower and shower screen.

To the front of the property there is a brick block driveway for 3/4 cars which leads to the attached double garage and side double opening gates which provides access. The generous rear garden is mostly



laid to lawn with a front patio seating area. A further patio seating area has been created to one side of the garden. The garden benefits for being secluded and provides an excellent degree of privacy.

Room Details

Ground Floor

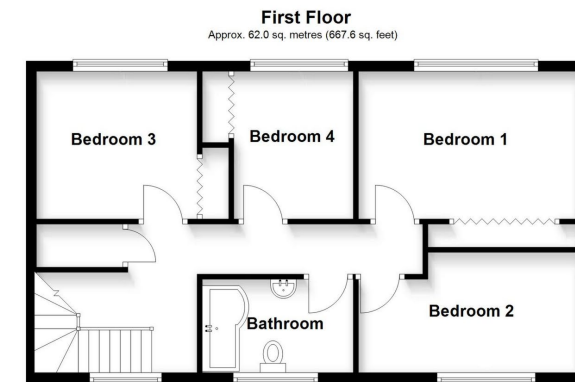
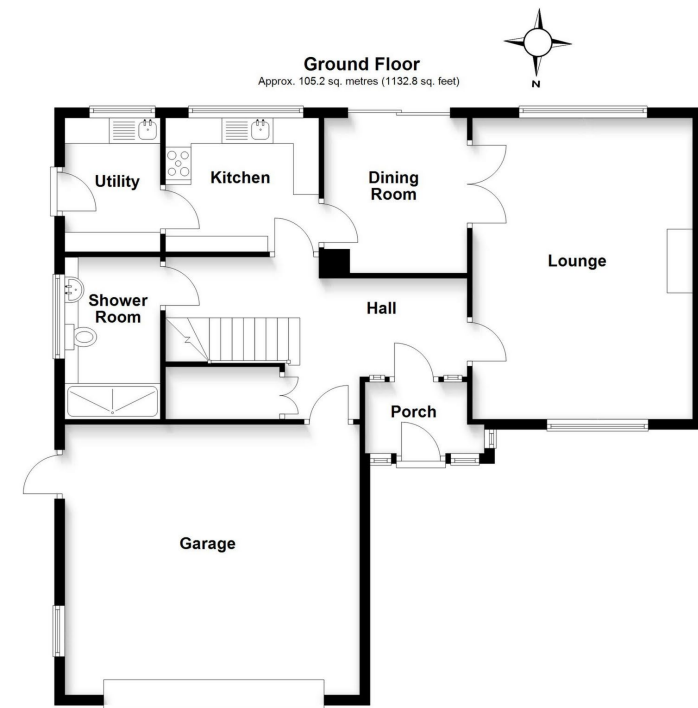
| | |
|------------------------|-------------------------------|
| Porch | 6'7" x 4'9" (2.01m x 1.45m) |
| Entrance Hall | 19'5" x 9'10" (5.92m x 3.00m) |
| Family Lounge | 20'3" x 14'2" (6.17m x 4.32m) |
| Dining Room | 11'7" x 9'2" (3.53m x 2.79m) |
| Kitchen | 9'10" x 9'11" (3.00m x 3.02m) |
| Utility Room | 10'0" x 5'3" (3.05m x 1.60m) |
| Downstairs Shower Room | 9'10" x 5'4" (3.00m x 1.63m) |

First Floor

| | |
|-----------------|-------------------------------|
| Landing | |
| Master Bedroom | 14'2" x 10'3" (4.32m x 3.12m) |
| Bedroom Two | 14'2" x 7'8" (4.32m x 2.34m) |
| Bedroom Three | 10'1" x 9'3" (3.07m x 2.82m) |
| Bedroom Four | 10'1" x 8'0" (3.07m x 2.44m) |
| Family Bathroom | 8'8" x 7'0" (2.64m x 2.13m) |

Outside

| | |
|------------------------|-------------------------------|
| Attached Double Garage | 18'7" x 17'6" (5.66m x 5.33m) |
| Front Garden & Drive | |
| Rear Garden | |



Total area: approx. 167.3 sq. metres (1800.3 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

