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## Wynlea Close, Crawley Down

Guide Price £700,000 - £750,000

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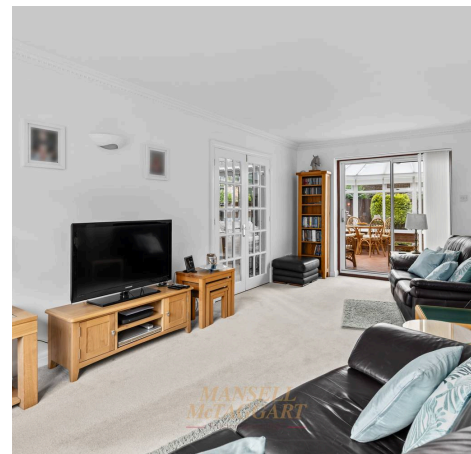


- An attractive and well-designed four-bedroom detached family home built by Linden in 1994 to the Lyndhurst design
- Situated in an exclusive cul-de-sac location of only nine properties
- Large corner plot with private driveway, double garage, and large frontage with access to a landscape, southeast-facing rear garden
- Entrance hall-Study/Family room -Living room-Dining room-Conservatory-Kitchen/Breakfast room with integrated appliances
- Four double bedrooms, master bedroom with en-suite shower - Family bathroom
- No chain
- Council Tax Band 'G' and EPC 'D'

An attractive and beautifully presented four-bedroom detached family home, built by Linden Homes in 1994 to their popular *Lyndhurst* design, occupying a desirable corner plot within this exclusive cul-de-sac of just nine properties.

The property benefits from block-paved private parking leading to a double garage with light and power. A garden footpath leads to the front porch, flanked by a well-kept lawn area.

The welcoming entrance hall features a useful understairs storage cupboard, ideal for coats and shoes. To the front of the property is a versatile study, which could also serve as a family room or playroom. The spacious living room enjoys a pleasant front aspect and offers ample space for freestanding furniture and sofas, with patio doors opening into the conservatory. The separate dining room is positioned to the rear of the property and comfortably accommodates an eight-seater dining table, making it ideal for entertaining.





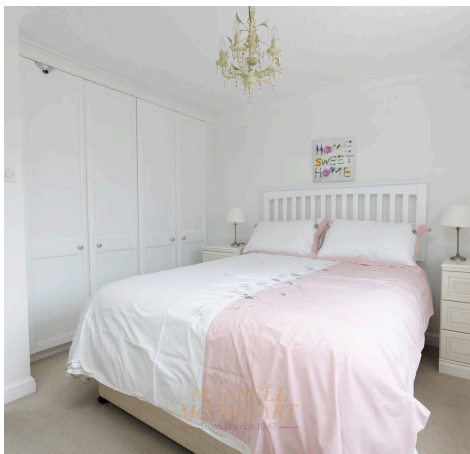
The conservatory is of brick and uPVC construction with fitted blinds and double doors opening onto the patio and rear garden.

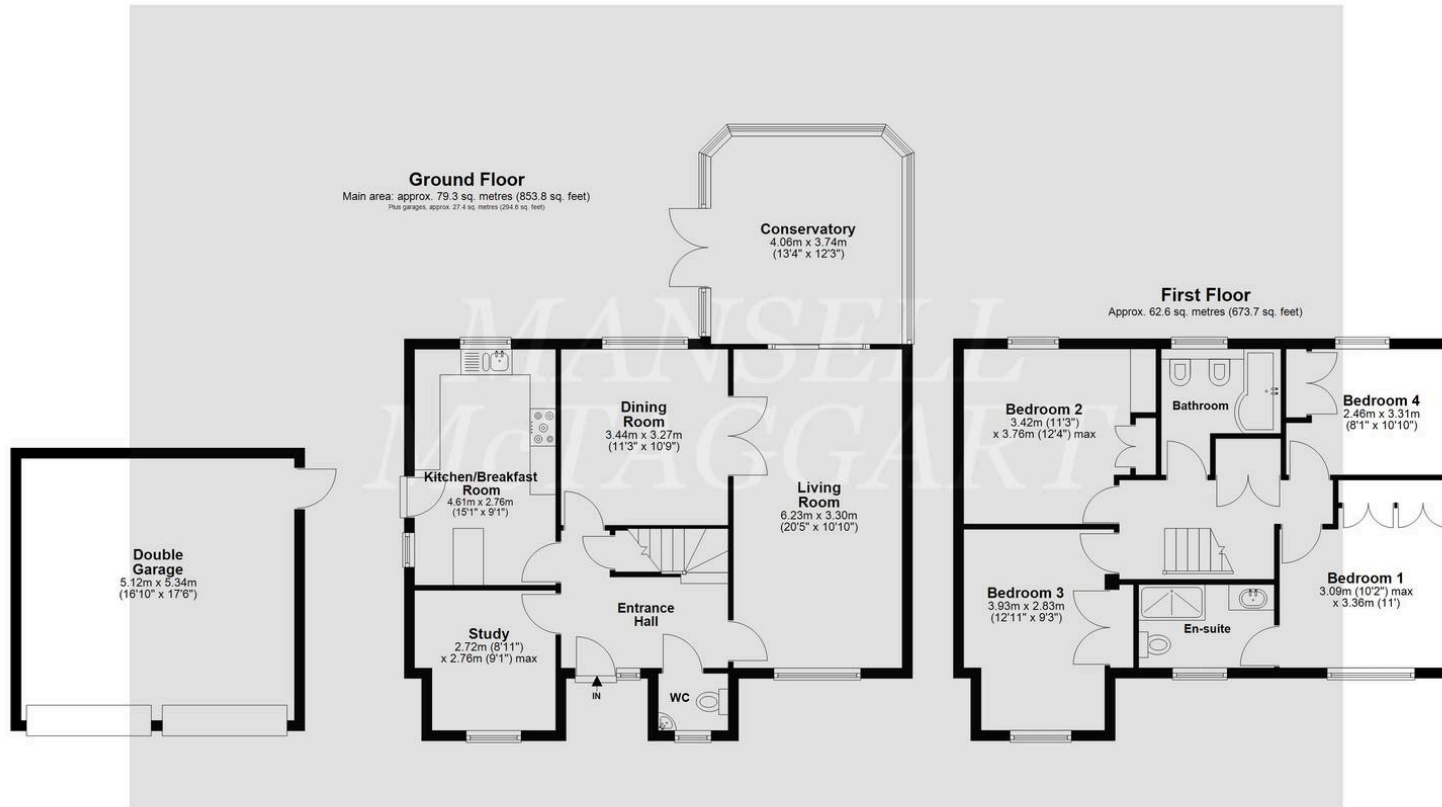
The stylish kitchen/breakfast room is fitted with an attractive range of high-gloss wall and base units complemented by granite-effect worktops and a sink unit. Integrated appliances include a gas hob, double oven, microwave, dishwasher, and washing machine. A breakfast bar provides informal seating. A door gives direct access to the garden.

To the first floor are four well-proportioned double bedrooms, all benefiting from fitted wardrobes. The principal bedroom features its own en-suite shower room comprising a generous shower cubicle, WC, wash hand basin with storage beneath, heated towel rail, recessed spotlights, and part-tiled walls.

The family bathroom is spacious and well-appointed with wash hand basin with storage beneath, low level WC, a panelled bath with shower screen, heated towel rail, recessed spotlights, and a frosted rear-facing window. The airing cupboard houses a recently refitted Megaflo tank (2025).

Outside, the southeast-facing rear garden offers excellent privacy and is mainly laid to patio across two sides, complemented by attractive shrub and flower borders. Additional features include a shed with light and power, a further garden shed, and enclosed wooden panel fencing.





Main area: Approx. 141.9 sq. metres (1527.5 sq. feet)

Plus garages: approx. 27.4 sq. metres (294.6 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

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