



Guide Price £475,000 - £500,000 Freehold

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West Green Drive, West Green, Crawley RH11 7DI

 5/6  2  3  Y  Y  0.5 Miles



Moore & Partners

**Guide Price £475,000 - £500,000.**

**This very spacious five/six bedroom, two/three reception room, three bathroom semi-detached house located just 0.5 miles away from Crawley train station and town centre. This property offers amazing versatile and flexible accommodation for all your family's needs**

This property is current set up as a LICENCED SEVEN BEDROOM HMO. When fully let producing a Gross Monthly Income of £4000.00 Per Calendar Month.

This substantial five/six bedroom three bathroom semi-detached property has been upgraded and re modelled throughout by the current owners and is located within West Green with excellent access to Crawley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The house makes a superb family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features an open plan kitchen/diner and a stunning rear garden.

Walking into the house you step immediately into the generous entrance hallway with space for furniture, shoes, and coats. The hallway also has a window to the side, under stairs storage, stairs to the first floor and a door leading into the lounge and kitchen. The generous lounge enjoys adequate space for sofas and free standing furniture with a view to the front. To the rear of the property is the re-modelled and refitted spacious open plan kitchen/diner. Within the kitchen is a generous range of base and eye level units with work-surface surround with some built in appliances. The work-surface has been extended to create a breakfast bar with space for three stools. A window within the kitchen area overlooks the stunning rear garden and sliding patio doors within the dining area provide direct access into the garden. The dining area provides space for a six/eight seater dining room table and chairs with some additional floor space for additional furniture. A door from the kitchen leads through to the side extension with doors to a newly fitted downstairs shower room and family room/office/ground floor bedroom.

The first floor landing leads to a further stair case which leads to the second floor and landing. From the first floor landing you accesses all first floor rooms. The master bedroom has a view to the front of the house with built in wardrobe and can comfortably hold a king size bed, with space for free standing bedroom furniture. Bedroom two also has a built in wardrobe and can comfortably hold a double bed, with further room for free standing furniture and enjoys a view of the rear garden. Bedroom three is a spacious single bedroom which has a double built in wardrobe to make the most of the sloping bulkhead set within the room. The family bathroom is fitted with a white suite, incorporating an electric shower over the bath, a sink and window to the rear allowing in plenty of light and natural ventilation. There is a separate w/c next to the bathroom, which commonly gets knocked through to make one room.

The second floor landing provides access to bedroom four, bedroom five and newly fitted shower room. Both bedroom four and five are generous sized double bedrooms.

To the front of the house there is a dropped curb which leads onto the block paved driveway giving parking for at least three cars. The mature rear garden is a huge asset to the house being in excess of 60ft and offers easy maintenance. Within the garden there are lawned and patio areas and mature shrubs and trees.

Located at the bottom of the garden is a single door leading into the single garage with has recently been fitted with a new up and over door. Vehicular access to the garage is accessed from the neighbouring road.



# Room Details

## Ground Floor

**Entrance Hall**

**Family Lounge** 4.70m x 3.70m (15'5" x 12'2")

**Kitchen/Diner** 5.97m x 3.40m (19'7" x 11'2")

**Family/Study/Bedroom Six** 3.70m x 1.60m (12'2" x 5'3")

**Downstairs Shower Room**

## First Floor

**Landing**

**Master Bedroom** 3.40m x 3.37m (11'2" x 11'1")

**Bedroom Two** 3.37m x 2.84m (11'1" x 9'4")

**Bedroom Three** 2.60m x 2.50m (8'6" x 8'2")

## Second Floor

**Landing**

**Bedroom Four** 5.91m x 3.07m (19'5" x 10'1")

**Bedroom Five** 3.72m x 2.34m (12'2" x 7'8")

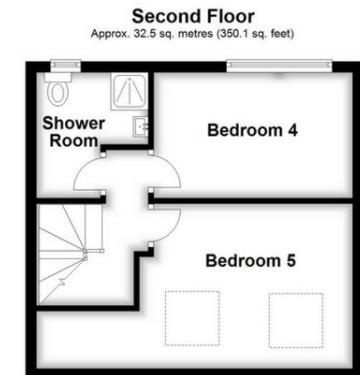
**Second Floor Shower Room**

## Outside

**Driveway Three Cars**

**Rear Garden**

**Detached Single Garage**



Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

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

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