



Guide Price £575,000 - £625,000 Freehold

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Moore & Partners

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Welcome to this Stunning four bedroom detached home located within the Forge Wood development. This property offers spacious living accommodation and an impressive 26'8" x 10'9" kitchen/diner. This property also offers a very generous rear garden and detached garage.

Forge Wood is a lovely area and a sought-after location which has a real community spirit including the new primary school buildings which opened in September 2017 and the play park which was completed in 2018. Further enhancements, include the recent completion of the Forge Wood Community Centre and ongoing construction of local shops. There are direct access routes to the M23 and the addition of cycle/walking routes.

Outside of the development the surrounding area is great, with many local pubs, beautiful countryside and excellent walking routes. Easy access to the airport is fantastic for those travelling by plane or train. Alternatively, Three Bridges train station is a 5-minute drive (15-minute cycle) in the opposite direction and has a large car park for commuters. Both stations provide fast routes into London and Brighton.

Upon entering, you are greeted by a spacious entrance hallway leading to a welcoming lounge with a front bay recess which allows plenty of natural light to flood through. The lounge provides a great space for relaxation and entertainment. The ground floor also features a separate and very functional office / study, utility room & Downstairs W/C and a stunning 26'8" X 10'9" kitchen/diner, ready to be the heart of the home with ample counter space, high-quality appliances and a well-planned layout, perfect for hosting dinner parties and family events all with a view of the lovely rear garden.

Moving upstairs, you will find four generously sized bedrooms, all decorated in a modern and tasteful style. The master bedroom has its own end suite, providing a personal space for privacy and comfort. The remaining bedrooms are served by a modern family bathroom with all the amenities.

The very generous rear garden is mostly laid to lawn and accompanied with an extended patio seating area ideal for all your garden furniture and barbeques making it perfect for families who enjoy spending time outdoors for alfresco dining and entertaining guests.

Additional benefits of this property include, parking ability for 2 cars, a single garage, providing convenience and security. In impeccable order throughout, this property is ready for you to move in and start enjoying. Don't miss out on this opportunity to own a stunning modern family home.

Property Square Footage Excluding Garage Approx. 1512 sq. ft (as taken from EPC)
Development Charge £266.00 P/A



Room Details

Ground Floor

Entrance Hall

Utility Room & W/C 6'11" x 5'5" (2.11m x 1.65m)

Family Lounge 17'5" x 12'8" (5.31m x 3.86m)

Kitchen/Diner 26'8" x 10'9" (8.13m x 3.28m)

Study/Office 8'6" x 6'11" (2.59m x 2.11m)

First Floor

Landing

Master Bedroom 12'8" x 12'5" (3.86m x 3.78m)

En-Suite Shower

Bedroom Two 13'11" x 10'0" (4.24m x 3.05m)

Bedroom Three 12'9" x 9'0" (3.89m x 2.74m)

Bedroom Four 11'3" x 10'2" (3.43m x 3.10m)

Family Bathroom 6'10" x 6'3" (2.08m x 1.91m)

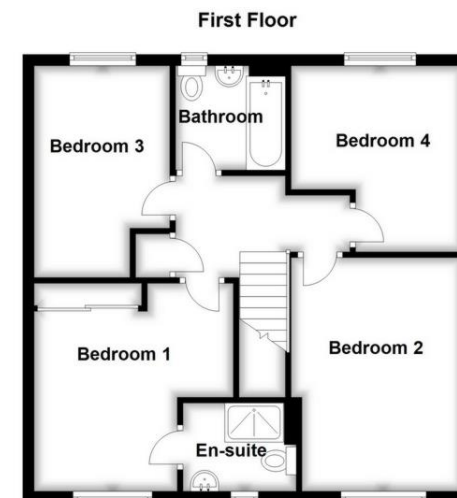
Outside

Front Garden

Driveway for Two Cars

Detached Single Garage

Generous Rear Garden



These drawings 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.

