



Guide Price £425,000 - £450,000

Freehold

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Moore & Partners

GUIDE PRICE £425,000 - £450,000

This impressive three double bedroom room semi-detached house is located within the neighbourhood of Worth which provides an excellent catchment area for outstanding Junior & Senior schools. This property also provides a playroom/study/bed four and a generous rear garden. No Chain

Located within the beautiful neighbourhood of Worth within the Crabett Park Development is this stunning three double bedroom semi-detached property which is set within a very generous plot. The property offers spacious accommodation throughout which would suite any family needs. Located within the catchment area for excellent Junior and Senior schools. The popular Milton Mount Park and Worth Way are a short distance away. The property is 1 mile from Three Bridges station with its fast commuter links to London, equally, junction 10 of the M23 is easily and quickly accessible by car North and South bound.

On entering the property, you walk into the porch. The porch provides access into the family lounge and space for coats and shoes. The spacious lounge with stairs to the first floor also provides access into the playroom/office/bedroom four, both are located to the front of the property and benefit from plenty of natural light. The lounge offers generous floor space for free standing sofas and additional lounge furniture where all the family can enjoy and relax of an evening. The garage which has been converted to a high standard has multiple uses as a playroom/office or additional bedroom. Within the room are built in storage cupboards and full width window seat. Double opening glazed doors from the lounge lead nicely through to the open plan kitchen/dining room. The open dining room area provides access to the kitchen and the double opening patio doors provides direct access to lovely rear garden and patio area. The dining room can comfortably cater for a 6/8-seater dining room table and chairs with additional floor space for free standing furniture. The open plan modern fitted kitchen has been fitted with stylish base and eye level units with some built in appliances and work surface surround all with a view of the rear garden through the rear aspect window.

The first-floor landing accesses all bedrooms and the family bathroom. The Kind Sized master bedroom can comfortably cater for a King-size bed and benefits from additional floor spacer for free standing bedroom furniture. Bedroom two and three are double bedrooms both offering additional space for free standing bedroom furniture. The stylish family bathroom has been re-fitted with a modern three-piece white suite set against part tiles walls and flooring. The bathroom also benefits from a heated towel rail and window. To the outside there is driveway for one car.

The rear garden is a real feature to this property as it offers plenty of privacy and seclusion. Within the rear garden is paved patio seating area which leads onto the area of Astro Turf. A wooden side gate provides side access and additional storage space for bikes etc. The entire garden is enclosed with panelled fencing.



Room Details

Ground Floor

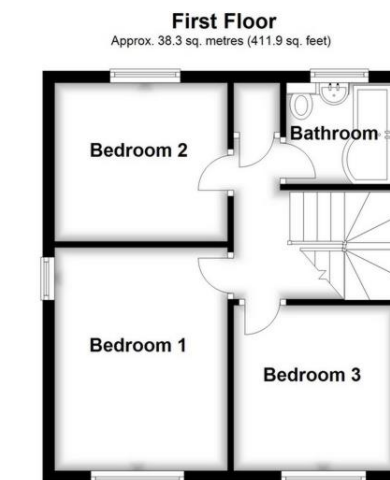
Entrance Porch	4'4" x 3'5" (1.32m x 1.04m)
Family Lounge	12'5" x 11'5" (3.78m x 3.48m)
Open Kitchen/Diner	19'6" x 8'10" (5.94m x 2.69m)
Playroom/office/Bedroom Four	15'0" x 7'3" (4.57m x 2.21m)

First Floor

Landing	
Master Bedroom	12'5" x 9'9" (3.78m x 2.97m)
Bedroom Two	9'4" x 9'2" (2.84m x 2.79m)
Bedroom Three	9'9" x 8'10" (2.97m x 2.69m)
Family Bathroom	6'4" x 5'7" (1.93m x 1.70m)

Outside

Rear Garden
Front Garden
Driveway



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

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

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