



**GUIDE PRICE £400,000 - £425,000** Freehold

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**Cranbourne Walk, Furnace Green, Crawley RH10 6LP**

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**Moore & Partners**



**Guide Price £400,000 - £425,000.**

**This superb three-bedroom family home is located in the very popular Furnace Green area. This property offers spacious living accommodation with the benefit of a downstairs W/C, re-fitted kitchen, shower room, generous rear garden and double garage. No Chain**

Located within the neighbourhood of Furnace Green is this very spacious three double bedroom semi-detached property. 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 Tilgate Forest and Tilgate Golf Course are a short distance away. The property is just one 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. Other benefits include a downstairs W/C, a generous rear garden and a detached double garage.

On entering the property, you walk immediately into the enclosed entrance porch with door which enters into the spacious entrance hall. Within the entrance hall there is ample space for shoes and coats with a convenient under stairs cupboard, stairs to the first floor and a door opening to the ground floor WC. The sitting room sits to the left-hand side of the house and measures 13'11" in length with a feature gas fire, with a surround and mantle and a window to the front overlooking the garden. An opening from the sitting room leads to the separate 10'10" dining room. The dining room can comfortably hold a six-seater dining table and gives further space for free standing furniture, as well as sliding patio doors which provide plenty of natural light, direct access to the rear garden and door opening to the kitchen. The 11'2 re-fitted kitchen can be accessed from the dining room and the hallway and is fitted with a modern range of white units with work surface surround and some built in appliances. Additional space is provided for all other white goods and fridge/freezer. Within the kitchen there is also a window and door with a view to the rear garden. It would be possible to create a full width rear extension to the rear of the house (STPP).

The first-floor landing is accessed from stairs in the hallway and holds the airing cupboard, access to the loft and doors to the bedrooms and the bathroom. The Master bedroom has a view to the front and can comfortably hold a super King size bed. Within the bedroom there is a range of fitted wardrobes and cupboards with adequate space for additional free standing bedroom furniture if needed. Bedroom two is a double bedroom with a view to the rear garden. Bedroom three is a very generous single room which provides adequate space for bedroom furniture. The room would also make a good size study. The bathroom has been converted to a re-fitted double shower room, incorporating a re-fitted sink and WC with window to the rear.

The front garden is accessed through a gate with a flower bed and a low-level wall to the front. The rear garden is a great asset to the house measuring in the region of 60' in length and gives the potential for a single storey extension to the rear (STPP). Accessed directly from the kitchen or the dining room is the extended patio area which leads to the artificial lawn area and down to the detached double garage. The detached double garage has power and lighting with electric rolling door and parking to the front of the garage. A side wooden gate provides side access.



# Room Details

## Ground Floor

Entrance Porch

Entrance Hall

Downstairs W/C

Kitchen

11'2" x 9'3" (3.40m x 2.82m)

Family Lounge

13'11" x 11'2" (4.24m x 3.40m)

Dining Room

10'10" x 8'10" (3.30m x 2.69m)

## First Floor

Landing

Master Bedroom

12'4" x 9'3" (3.76m x 2.82m)

Bedroom Two

10'11" x 10'7" (3.33m x 3.23m)

Bedroom Three

12'3" x 9'0" (3.73m x 2.74m)

Shower Room

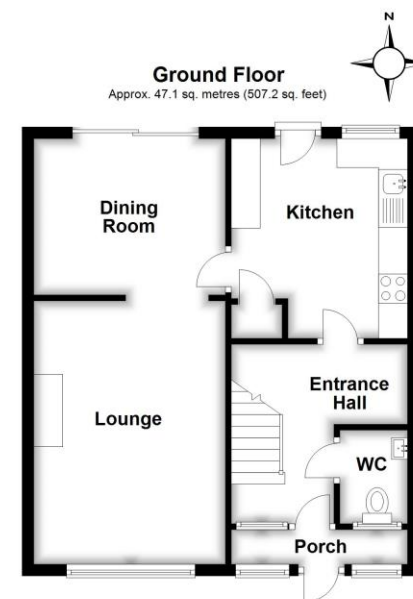
9'3" x 5'6" (2.82m x 1.68m)

## Outside

Front Garden

Rear Garden

Detached Double Garage 17'9" x 17'10" (5.37m x 5.13m)



Total area: approx. 92.7 sq. metres (997.7 sq. feet)

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

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