

SHILLAN

RESIDENTIAL SALES & LETTINGS

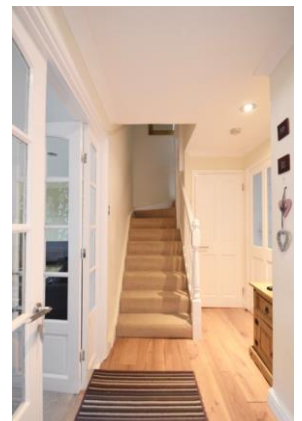
£1,450 per month

Tiltwood Drive, Crawley Down, RH10



- THREE BEDROOM HOUSE
- EXTENDED
- FAMILY ROOM/CONSERVATORY
- REFITTED KITCHEN DINER
- REFITTED KITCHEN
- CONVERTED GARAGE
- UNFURNISHED
- AVAILABLE NOW

A stunning extended family home situated in a highly sought after village location with its own shops and amenities. Benefits include conservatroy/family room, cloakroom wc, study, refurbished kitchen and bathroom, garage (now converted) and drive. UNFURNISHED



Tiltwood Drive, Crawley Down, RH10

COVERED ENTRANCE PORCH

Panel style double glazed door with side panel to:

ENTRANCE HALL

Turning staircase to first floor, double panel radiator, recessed ceiling down lighters, light wood effect flooring, latticed and glazed doors to lounge, part glazed panel style door to kitchen, panel style door to:

CLOAKROOM WC

With modern white suite comprising low flush wc, corner wash basin, double glazed window, light wood effect vanity shelves, light wood effect flooring, recessed ceiling downlighters.

LOUNGE

15'8" x 11'9" (4.78m x 3.58m)

Front aspect, double glazed window, single panel radiator, electric wall mounted log effect heater with glazed front, recessed ceiling downlighters.

KITCHEN DINER

15'10" x 11'4" (4.83m x 3.45m)

Open plan

KITCHEN AREA

Fitted with a range of high gloss effect white fronted units comprising wall cupboards with under lighting, floor cupboards and drawers, complimentary black granite effect work surfaces, inset stainless steel and half bowl single drainer sink unit with mixer tap, electric six ring range cooker, appliance space and plumbing, light wood effect flooring, recessed ceiling downlighters.

DINING AREA

Double panel radiator, light wood effect flooring, recessed ceiling downlighters, light wood effect flooring, archway through to:

FAMILY ROOM

14'4" x 11'6" (4.37m x 3.51m)

Double panel radiator, light wood effect flooring, wall lights, double glazed windows and dual doors onto patio and rear garden, part glazed panel style door to:

UTILITY ROOM

9'0" x 8'9" (2.74m x 2.67m)

Fitted with a range of high gloss effect, white fronted units comprising wall cupboards with underlighting, floor cupboards and drawers, complimentary wood effect laminate work surfaces, inset stainless steel single drainer sink unit, mixer tap, double panel radiator, panel door to storage area (formally section of the garage), part glazed panel style door to:

OFFICE/STUDY

15'8" x 8'9" (4.78m x 2.67m)

Rear and side aspect, double glazed window and dual doors onto patio and rear garden, double panel radiator, recessed ceiling downlighters, wall lights, light wood effect flooring.

FIRST FLOOR LANDING

Access hatch to loft, built in airing cupboard with shelving, panel doors to:

BEDROOM ONE

12'5" x 9'6" (3.78m x 2.90m)

Front aspect, double glazed window, single panel radiator, walk in wardrobe cupboard.

BEDROOM TWO

11'4" x 9'4" (3.45m x 2.84m)

Rear aspect, double glazed window, single panel radiator.

BEDROOM THREE

11'6" x 6'7" (3.51m x 2.01m)

Rear aspect, double glazed window, single panel radiator,

BATHROOM

With modern white suite comprising panel enclosed shower bath with mixer tap, separate chrome style overhead shower fitting and spray attachment, semi inset wash basin with mixer tap, low flush wc with concealed cistern, part ceramic tiled walls, double glazed window, chrome style tubed towel rail/radiator, recessed ceiling down lighters.

OUTSIDE

FRONT GARDEN

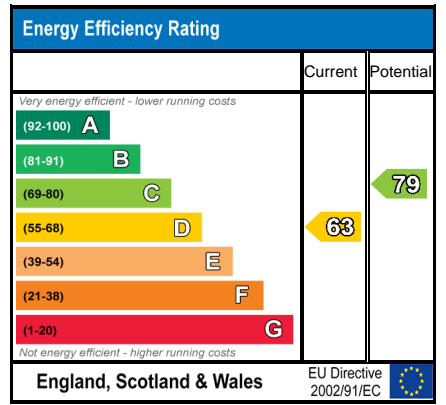
Laid ti lawn with variety of shrubs, driveway providing off road parking and leading to garage (now converted)

REAR GARDEN

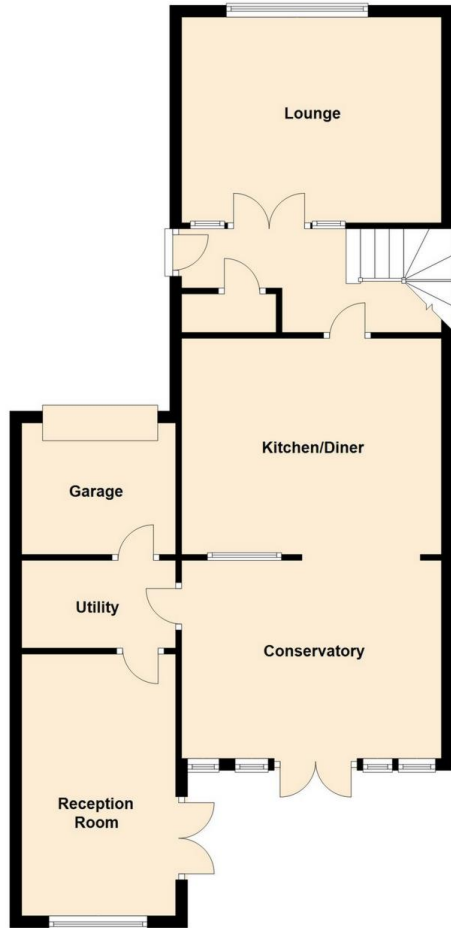
With raised patio area, artificial lawn, sleeper bordering, outside lighting, timber close board fencing to boundaries.



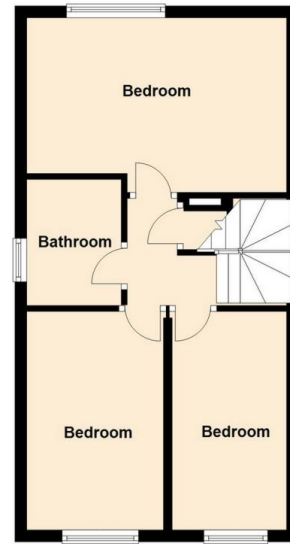
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		74
(39-54) E	56	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Drawings are schematics only and should room sizes and dimension are approximate
Plan produced using PlanUp.

VIEWING BY APPOINTMENT WITH AGENTS SHILLAN PROPERTY

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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