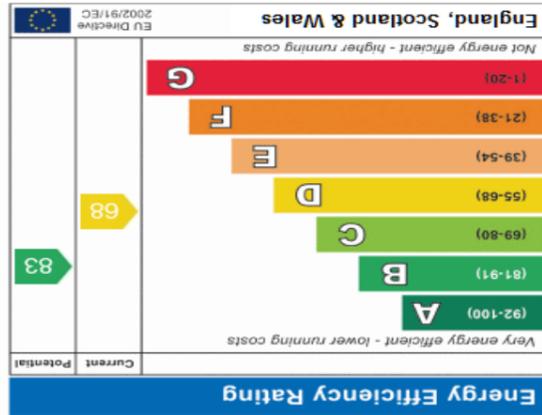
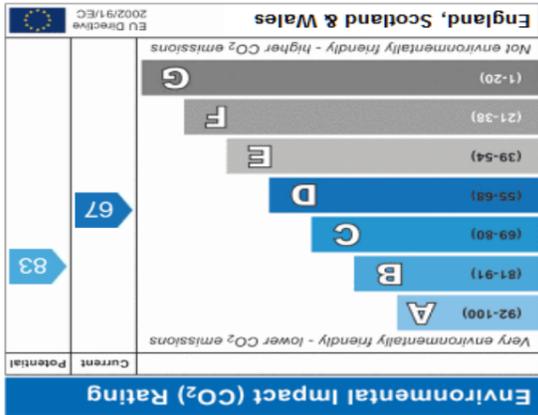




Shillan
Tel: 01293 888700
info@shillanproperty.com
www.shillanproperty.com
1 Shire Parade, The Ridings, Worth, Crawley, RH10 7XR



CONSUMER PROTECTION REGULATIONS

a) no enquiries have been made, nor representation given, regarding planning consents or building regulation approval.

b) Burglar alarm system, telephone, TV aerial and power points have not been tested, nor have plumbing, central heating systems, fires and fireplaces, wiring, services, appliances or white goods.

c) The structure of the property has not been investigated in any way, nor has any check on the boundaries, tenure or title been made.

d) If there is anything in these details of particular importance to you, please contact us and we will check the information. Otherwise, purchasers must make their own enquiries.

SHILLAN

ALL VIEWING ARRANGEMENTS ARE STRICTLY VIA APPOINTMENT WITH



8 Coronet Close Pound Hill/Worth Crawley RH10

An attractive three double bedroom semi detached house with garage constructed to the popular 'Penrith' design by Messrs. Laing Homes and situated in a most convenient cul de sac location backing onto ancient woodland and forming part of the popular Crabbet Park development within the neighbourhood of Worth/Pound Hill. The property affords well maintained and presented family accommodation consisting of entrance lobby, lounge/dining room, kitchen, first floor landing, bedrooms and refurbished bathroom/wc. Outside there is a driveway leading to the garage, front and enclosed rear garden. Benefits include double glazing and gas fired heating to a warm air system.

£340,000 Freehold

COVERED ENTRANCE PORCH

Black composite panel style door to:

ENTRANCE HALL

Light wood effect floor, personal door to garage, glazed door to:

LOUNGE/DINING ROOM 21'7" x 11'5" (6.58m x 3.48m)

Front and rear aspect, double glazed window, light wood effect flooring, warm air vents, turning staircase to first floor, door to kitchen, dual double glazed doors onto rear patio and garden.

KITCHEN 10'8" x 8'7" (3.25m x 2.62m)

Rear aspect, fitted with a range of light wood fronted units comprising wall mounted glazed display cupboards, further cupboards, floor cupboards and drawers, complimentary black granite effect work surfaces, inset stainless steel single drainer sink unit, mixer tap, part ceramic tiled walls, plumbing and space for washing machine, cooker extractor filter, double glazed window, built in storage cupboard, light wood effect flooring, 'Johnson and Starley' mod air flow gas fired boiler.

FIRST FLOOR LANDING

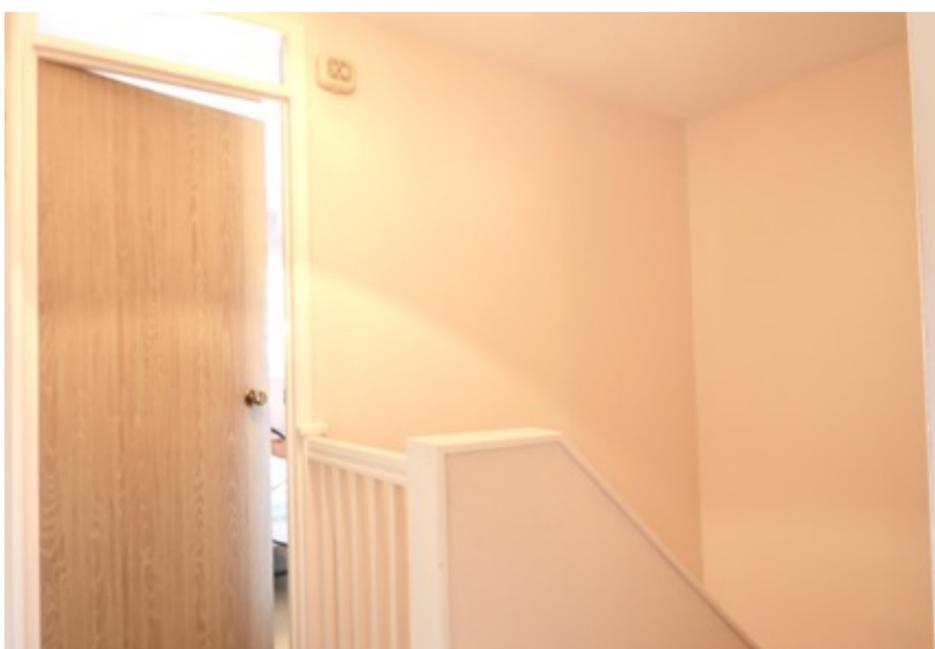
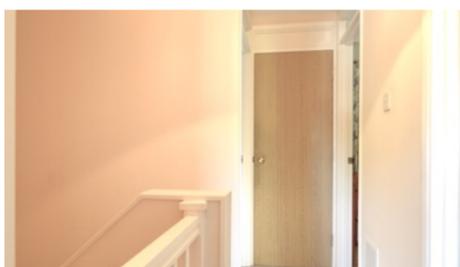
Access hatch to loft, airing cupboard housing pre lagged cylinder tank and shelving, warm air vent, doors to:

BEDROOM ONE 12'8" into wardrobes x 9'5" (3.86m x 2.87m)

Front aspect, fitted double wardrobe cupboard with floor to ceiling sliding doors, double glazed window, warm air vent.

BEDROOM TWO 9'8" into wardrobes x 9'4" (2.95m x 2.84m)

Front aspect, fitted triple fronted wardrobe cupboards with floor to ceiling mirror fronted sliding doors, double glazed window, warm air vent.



BEDROOM THREE 9'5" x 8'6" (2.87m x 2.59m)

Rear aspect, double glazed window, warm air vent.

REFURBISHED BATHROOM

With modern white suite comprising panel enclosed bath, mixer tap, low flush wc, part ceramic tiled walls, double glazed window, warm air vent, ceramic tiled floor.

OUTSIDE

INTEGRAL GARAGE 15'8" x 7'9" (4.78m x 2.36m)

With up and over door, driveway approach, storage recess, light and power.

FRONT GARDEN

Laid to shingle, area of young trees and shrubs.

REAR GARDEN

Backing onto ancient woodland, south facing, extensive paved and brickwork patio area, lawn, timber fencing to boundaries, gated side access.