



10 Haynes Way, Pease Pottage

Guide Price £800,000



# 10 Haynes Way

Pease Pottage, Crawley

The ground floor offers a generous reception hallway with ample under stairs storage with light, welcoming you into the main sitting room which enjoys a double aspect providing a light, airy feel with the focal point being the feature fireplace. The kitchen has a range of wall and base cabinets with contrasting work surfaces running through and a selection of quality AEG and NEFF integrated appliances. The dining area has ample space for a dining table, whilst located adjacent to the kitchen is a separate utility room. Further living space to the ground floor includes a separate snug/study space which enjoys a bay window to the front aspect, there is also a downstairs cloakroom. The staircase leads to the first-floor landing; the main bedroom suite enjoys a bay window to the front aspect and has a selection of fitted wardrobe space. There is an accompanying en-suite shower room with a large walk-in shower and quality chrome fittings. The second bedroom suite enjoys views over the rear gardens and has a range of wardrobes and a separate en-suite with a cubicle shower, low-level WC and wash hand basin. There are two further bedrooms and a family bathroom.

The front garden has been superbly landscaped with a large private drive leading to a detached double garage. The drive can park up to 6 cars whilst a further 2 can be parked in the garage. The rear garden is a real feature and has a decked terrace area which is ideal for outdoor dining, there is a further paved area which also provides ample space for alfresco dining, much of the rear garden is laid with artificial grass for easy maintenance and features a selection of beds and borders.

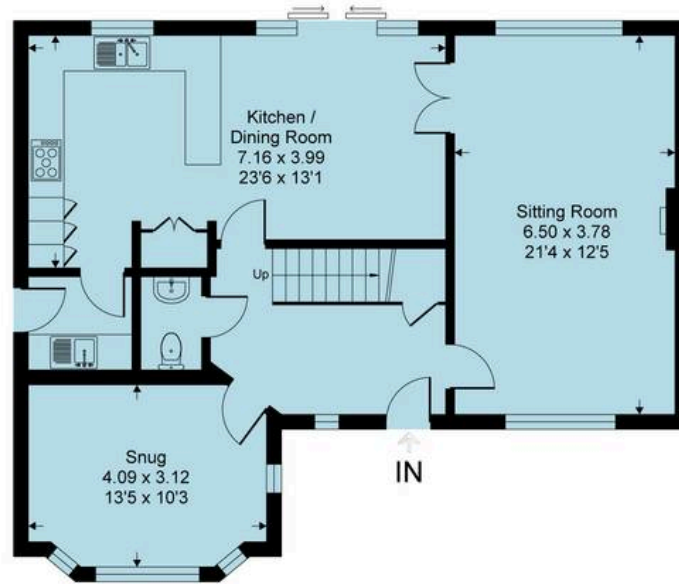
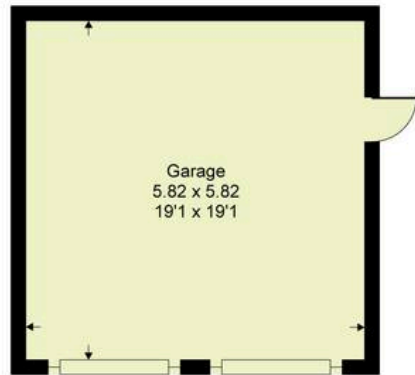
EPC Energy Efficiency Rating: B

Council Tax band: F

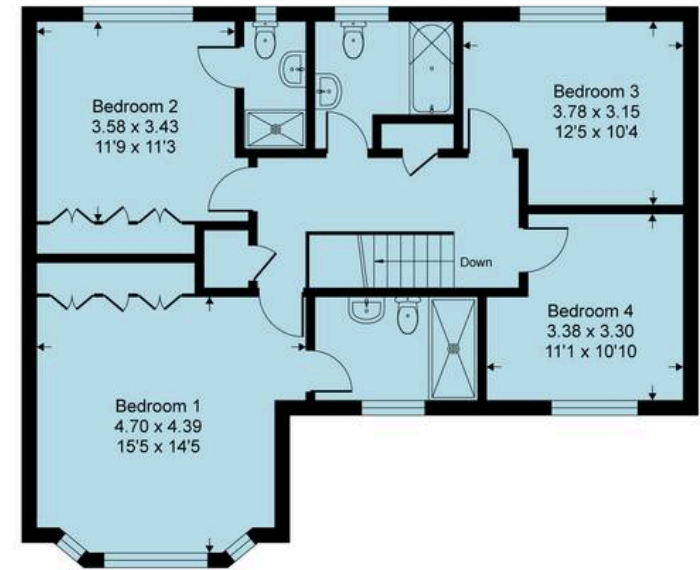


# Haynes Way, RH11

Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft  
Approximate Garage Internal Area = 33.8 sq m / 364 sq ft  
Approximate Total Internal Area = 198.4 sq m / 2136 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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