



Woodlands Close, Crawley Down

Guide Price £700,000 - £750,000

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Council Tax Band 'E' and EPC 'tbc'

An opportunity to purchase an attractive and substantially extended four/five bedroom chalet style detached bungalow within a larger than average plot of approximately one-third of an acre with scope for annexe (STPP), located in the popular village of Crawley Down.

Approaching the bungalow, there is a driveway leading to a single garage with access to the garden, together with a block-paved private driveway with plenty of space for 5-6 cars. The property is set back from the road with a part wall and hedging boundary, with a large area of lawn interspersed with an attractive, well-stocked flowerbed.

Upon entering the bungalow there is a glazed door leading to an entrance canopy tiled flooring with plenty of space for shoes and coats. The main entrance hall is a good size light and airy with a large under-stairs storage cupboard and downstairs WC, which has a wash hand basin and attractive ceramic-coloured wall tiling with recess spotlights. There is a large triple-aspect living room to the far left of the property which has vaulted ceiling inglenook brick fireplace with cast iron wood burner plenty of space for 3 x three seater sofas, single chairs and freestanding furniture. There are also bi-fold doors leading into the attractive and well-stocked garden. Bedroom 5 is a good size again with plenty of space for a double bed and freestanding wardrobe/ currently being used as a study. Bedroom 4 is a double with a window overlooking the garden newly fitted wardrobes with sliding doors and plenty of space for four hanging spaces.



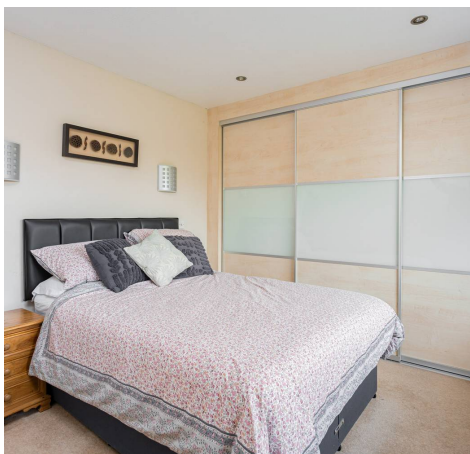


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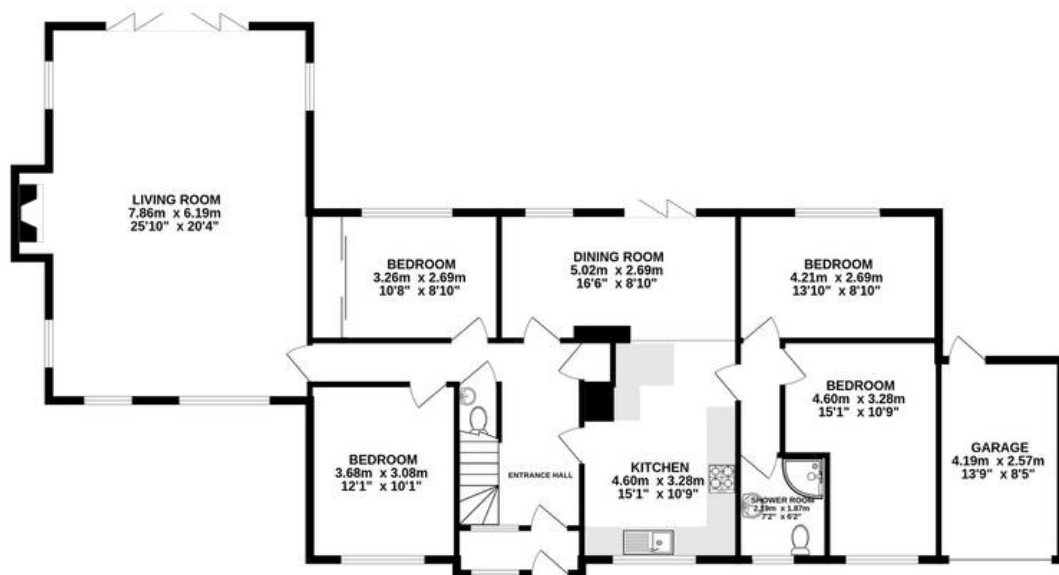
The kitchen/dining room is open plan the kitchen is fitted with an attractive extensive range of wall and base units, with rolltop works over, breakfast bar seating two, space for fridge/freezer, space for gas oven and integrated dishwasher, ceiling spotlights and coloured wall tiling. This room leads into the dining area with plenty of space for an eight-person dining table with bi-fold doors leading to the wooden decking sun terrace. A door then leads into the inner lobby where there is a downstairs shower with a frosted window to the front, shower cubicle, WC, pedestal wash hand basin, heated towel, party tiled, recess spotlight and extractor fan. There is also a further large double reception room which could be used as a family room and also off the inner hallway, there is a bedroom with plenty of space for a king-size bed and windows overlooking the garden.

Heading upstairs from the entrance hall to the 1st-floor landing where there are two large double cupboards and under the upstairs cupboard. There is a further bedroom with restricted head height again a good double with under storage and Velux windows. A further bathroom with restricted head height has a Jacuzzi bath low-level WC, pedestal wash hand basin, heated towel rail, recessed spotlights, extractor fan and Velux window.

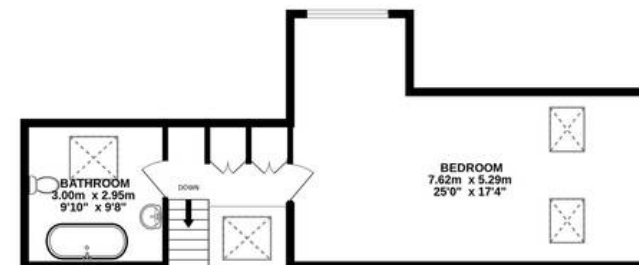
Side access leads to a garden which is well laid out in three areas both south-facing and east-facing with hedging with attractive trees, shrubs and flower borders. There is a pathway leading to the decking area which abuts the rear of the property with a full seating area great for summertime entertaining. Part of the garden is fenced and well screened providing a good amount of privacy. There is also a garage with light and power.



GROUND FLOOR
150.9 sq.m. (1625 sq.ft.) approx.



1ST FLOOR
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 197.2 sq.m. (2123 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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