



## The Grooms, Worth, Crawley, West Sussex, RH10 7YA

**£1,900 pcm**

- Five bedroom detached family home
- Redecorated throughout
- Off-road parking for three cars
- Two spacious reception rooms
- Fully fitted kitchen with appliances
- Available from beginning August
- Utility room to side
- Conservatory / family room - 21' 0 x 15' 0 max
- EPC rating: D



## Property Description

Homes Partnership is delighted to offer for rent with immediate availability this very well presented detached family home situated in the popular area of Worth which has recently been redecorated throughout. The garage has been converted to provide a fifth bedroom and a shower room. The spacious ground floor accommodation further comprises a lounge to the front, dining room, fitted kitchen, utility area and a conservatory / family room measuring 21' x 15' opening to the rear garden. On the first floor there are four bedrooms, two being double rooms and a family bathroom. The property benefits from double glazing throughout and heating via warm air vents. Outside the front garden is laid to lawn and a block paved driveway provides parking for up to three vehicles. The rear garden is a laid to lawn and there are apple, pear, cherry and plum tree and we would highly recommend an internal viewing before it's too late.

**ENCLOSED PORCH** Double glazed enclosed porch. Front door to:

**ENTRANCE HALL** Stairs to the first floor. Warm air heating vent. Laminate flooring. Door to lounge, dining room and:

**CLOAKROOM** Fitted with a white suite comprising of a low level WC and a wall mounted wash hand basin. Fully tiled walls. Tiled flooring. Double glazed opaque window to the front.

**LOUNGE** 20' 7" x 10' 10" (6.27m x 3.3m) approximate. Double glazed window to the front and double glazed patio doors opening to the conservatory / family room. Television point. Warm air heating vent. Laminate flooring. Door to entrance hall.

**DINING ROOM** 15' 0" x 12' 5" (4.57m x 3.78m) maximum narrowing to 9' 1" (2.77m) approximate. Under stair cupboard. Warm air central heating unit. Laminate flooring. Doors to entrance hall, inner hallway and double glazed patio doors to:

**CONSERVATORY** 21' 0" x 15' 0" (6.4m x 4.57m) maximum narrowing to 8' 10" (2.69m) approximate. Double glazed windows to the rear and side. Television point. Tiled flooring. Two electric heaters. Double glazed patio doors to lounge and dining room. Double glazed French doors opening to rear garden and double glazed door to side. Door to kitchen. Opening to:





**UTILITY ROOM** 8' 3" x 6' 0" (2.51m x 1.83m) approximate. With a range of base level units. Single bowl single drainer stainless steel sink unit with mixer tap. Space for fridge / freezer and washing machine. Part tiled walls. Tiled flooring. Double glazed windows to the side and rear. Opening to conservatory / family room.

**KITCHEN** 13' 7" x 9' 8" (4.14m x 2.95m) approximate. Fitted with a range of white gloss wall and base level units. One and half bowl single drainer stainless steel sink unit with mixer tap. Breakfast bar. Built in electric hob and built in double oven. Space for fridge / freezer. Integral dishwasher. Part tiled walls. Tiled flooring. Double glazed window to the rear. Double glazed door to conservatory / family room. Door to:



**INNER HALLWAY** Door to dining room, downstairs shower room and:

**BEDROOM FIVE** 17' 0" x 8' 1" (5.18m x 2.46m) approximate. This was the garage and has been converted. Double glazed window to the front. Television point. Electric heater. A range of fitted wardrobes with panelled doors. Door to inner hallway.

**SHOWER ROOM** Refitted with a white suite comprising of a fully tiled shower cubicle, a wall mounted wash hand basin and a low level WC. Wall mounted heater. Extractor fan. Tiled flooring.

**LANDING** Stairs from the entrance hall. Hatch to loft space. Doors to four bedrooms and family bathroom.

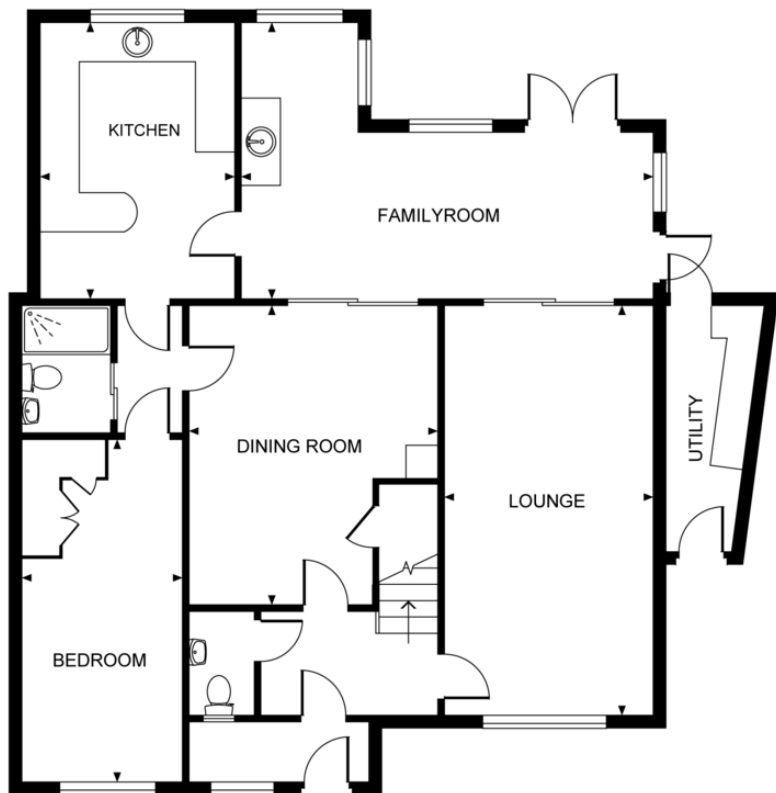


**BEDROOM ONE** 11' 10" x 10' 10" (3.61m x 3.3m) approximate. Two double glazed windows to the front. Warm air heating vent. Laminate flooring. Airing cupboard housing hot water tank. Double and triple cupboards with mirrored sliding doors.

**BEDROOM TWO** 11' 10" x 9' 1" (3.61m x 2.77m) Double glazed window to the front. Warm air heating vent. Laminate flooring. Range of fitted wardrobes with top boxes.

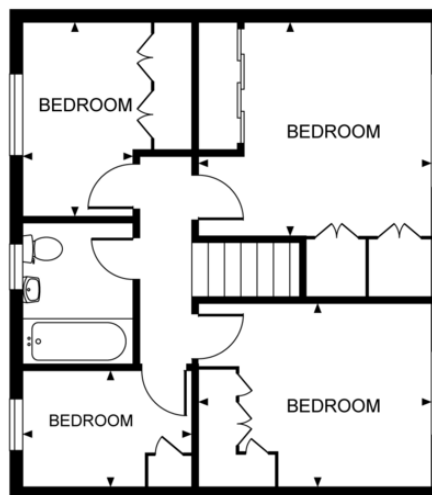
**BEDROOM THREE** 9' 9" (2.97m maximum narrowing to 6' 9" x 8' 5" into wardrobe (2.06m x 2.57m) approximate. Double glazed window to the rear. Warm air heating vent. Laminate flooring. Two double fitted wardrobes with panelled doors.





GROUND FLOOR

Approximate Gross Internal Area  
1605 sq ft / 149.1 sq m



FIRST FLOOR

**BEDROOM FOUR** 8' 6" x 6' 0" (2.59m x 1.83m) approximate. Double glazed window to the rear. Warm air heating vent. Laminate flooring. Cupboard. Top boxes over bed area.

**BATHROOM** Fitted with a suite in white comprising of a panelled bath with mixer tap and shower attachment over and shower over, a pedestal wash hand basin and a low level WC. Warm air heating vent. Tiled flooring. Double glazed opaque window to the rear.

#### OUTSIDE

**FRONT GARDEN** laid to lawn

**OFF ROAD PARKING** The driveway to the front of the property is block paved providing off road parking for two/three vehicles.

**REAR GARDEN** Laid to lawn. External water tap. Timber shed. Apple, pear, cherry and plum trees. Access via:

#### USEFUL INFORMATION

**TRAVELLING TIME TO STATIONS** Three Bridges By car 6 mins On foot 21 mins

(source google maps)

**AREA INFORMATION** Worth is a civil parish to the east of the town bordered by Pound Hill and Maidenbower. Worth village is part of the Pound Hill ward, it was formerly a separate village, however the neighbourhood now uses the name on its signposts. Worth Abbey and Worth School are both within the parish and there is a parade of shops catering for daily requirements. The Coaching Halt pub restaurant is on the outskirts of Worth offering classic pub food. Worth is conveniently located for Three Bridges mainline train station and access to the A23 / M23 junction 10 and bus services connect to Crawley town centre, Manor Royal and beyond. We feel Worth is a great location for families, professionals and commuters with amenities so easily accessible yet the countryside on its doorstep!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	63	77
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	57	73
EU Directive 2002/91/EC		

44 High Street, Crawley,  
West Sussex, RH10 1BW

www.homes-partnership.co.uk  
01293 529999  
info@homes-partnership.co.uk

HOMES **HP** PARTNERSHIP

