



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

£525,000 - £550,000 Guide Price

- Five bedroom detached house
- Two storey extension to side and rear
- Less than one mile to Three Bridges train station
- Dual aspect lounge / dining room
- Downstairs cloakroom
- Well presented throughout
- Fifth bedroom with study / dressing area
- Garage & off road parking for several vehicles
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this five bedroom, detached house, located in the popular residential neighbourhood of Worth. The property has a two storey extension to the rear and side providing a breakfast room and rear lobby to the ground floor and a larger bathroom and a fifth bedroom on the first floor. The ground floor accommodation in full comprises an entrance hall, dual aspect lounge / dining room with window to the front and French doors opening to the rear garden, a fitted kitchen / breakfast room with built in oven and hob, the rear lobby with doors to the integral garage and rear garden and a cloakroom. On the first floor bedroom one has a built in wardrobe with sliding doors, there are three further bedrooms and a fifth bedroom to the rear with a separate study / dressing area. The refitted bathroom has a bath with shower over as well as a separate shower cubicle. The property benefits from double glazing throughout, heating by gas to a system of hot water radiators and warm air heating vents. The property occupies a corner plot so has great outside space both to the front and back. The front has an area of lawn, block paving and shingle providing off road parking for several vehicles. There is an integral garage with power and light. The rear garden has decking adjacent to the property, lawn, plants and shrubs. Conveniently located less than one mile from Three Bridges train station, in our opinion this would make a great family home and we would urge a viewing to see if it would suit your needs.

CANOPY PORCH Front door opening to:

ENTRANCE HALL Stairs to the first floor. Storage cupboard. Doors to cloakroom and:

LOUNGE / DINING ROOM 25' 2" x 14' 4" (7.67m x 4.37m) maximum measurement narrowing to 8' 5" (2.57m) minimum measurement, approximate. Dual aspect room with window to the front and French doors opening to the rear garden. Feature fireplace. Warm air heating vent. Serving hatch from kitchen. Under stair storage cupboard. Door to:

KITCHEN / BREAKFAST ROOM 16' 6" x 8' 6" (5.03m x 2.59m) maximum narrowing to 7' 9" (2.36m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer, sink unit with mixer tap. Built in oven and hob with extractor hood over. Space for fridge / freezer, washing machine and dishwasher. Serving hatch to dining area. Breakfast bar / table. Radiator. Dual aspect windows to the side and rear. Opening to:





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REAR LOBBY Storage cupboard. Door to integral garage. Door to rear garden.

CLOAKROOM Fitted with a white suite comprising a low level WC and a wash hand basin. Opaque window to the side aspect.

FIRST FLOOR LANDING. Stairs from the entrance hall. Warm air heating vent. Cupboard housing hot water tank. Hatch to loft space. Window to the side aspect. Doors to all bedrooms and bathroom.

BEDROOM ONE 11' 7" x 10' 0" (3.53m x 3.05m) approximate. Warm air heating vent. Double fitted wardrobe with sliding doors. Two windows to the front.

BEDROOM TWO 10' 6" x 10' 1" (3.2m x 3.07m) approximate. Warm air heating vent. Window overlooking the rear garden.

BEDROOM THREE 11' 5" x 7' 7" (3.48m x 2.31m) approximate. Radiator. Window to the front.

BEDROOM FOUR 8' 7" x 7' 0" (2.62m x 2.13m) approximate. Warm air heating vent. Over stair bulkhead. Window to the front.

BEDROOM FIVE/ STUDY 9' 0" x 5' 8" (2.74m x 1.73m) approximate in the bedroom area, 7' 5" x 5' 8" (2.26m x 1.73m) approximate in the study / dressing room area. Bedroom has a radiator. Window overlooking the rear garden. Study / dressing area has storage cupboard.

BATHROOM Refitted with a white suite comprising a bath with shower over, separate shower cubicle, vanity unit with inset sink and cupboards below and a low level WC. Warm air heating vent. Heated towel rail. Opaque window to the rear.

OUTSIDE

FRONT GARDEN Laid to lawn with slate chippings, plants and shrubs and bordered by hedge.

OFF ROAD PARKING The remainder of the front is block paved and laid with slate chippings providing off road parking for several vehicles.

GARAGE Integral garage with up and over door to the front and door opening to the rear lobby. Power and light. Wall mounted Worcester boiler. The garage is longer than the standard garage.

REAR GARDEN Decked area adjacent to the property, the remainder being mostly laid to lawn with beds stocked with plants, shrubs and trees. Timber garden shed. External water tap. Enclosed by wall and fence with gated side access.



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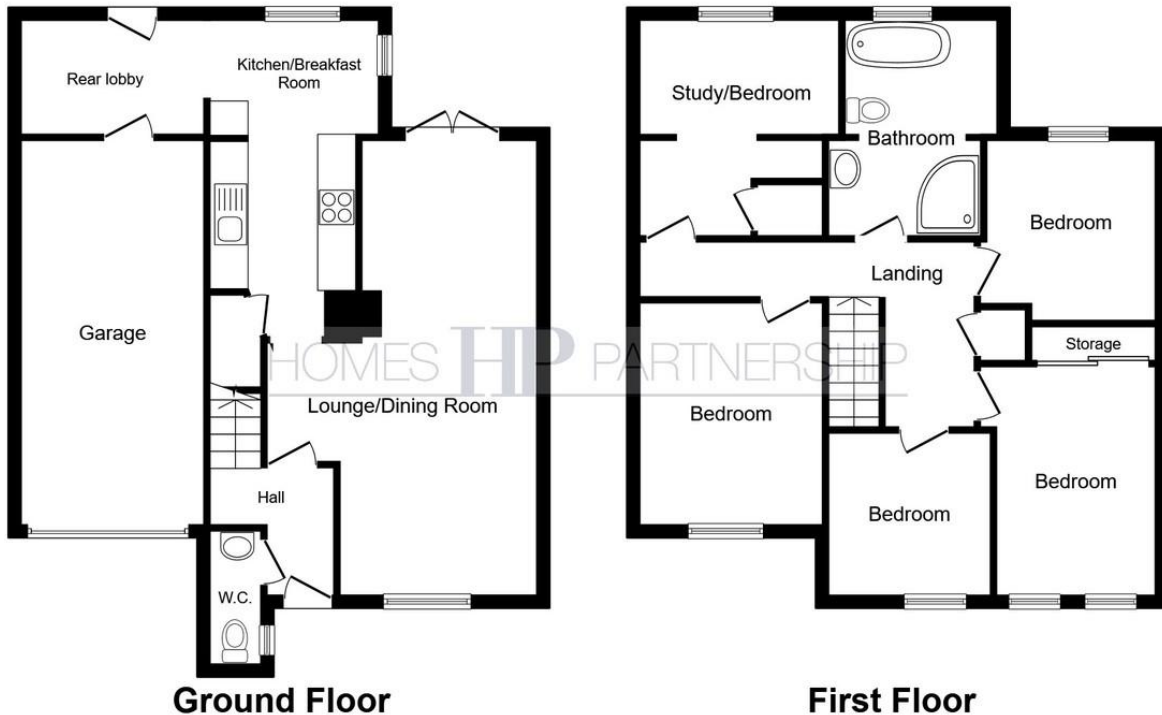
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This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

USEFUL INFORMATION

MAINS SERVICES

Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges By car 5 mins On foot 18 mins - 0.9 miles
 Crawley By car 10 mins On foot 44 mins - 2.4 miles
 (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!

TENURE

Freehold

COUNCIL TAX BAND

E £2,370

NB: The banding of a dwelling which has had improvements which increase its value cannot be re-banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS:

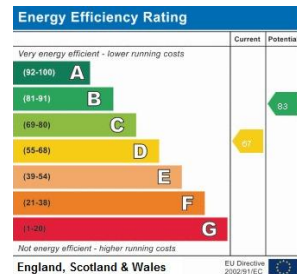
As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.

Vendor's comments

We were attracted to the location by the fantastic transport links, and its location close to top rated schools.

The house itself, attracted us due to its corner plot, giving increased land and an open aspect, as well as its location close to the countryside with quick access for walking and cycling.

This is a friendly and quiet estate that has been a joy to live in.



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

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

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