

St. Aidan Close
Crawley, RH11

Freehold
Guide Price of £550,000



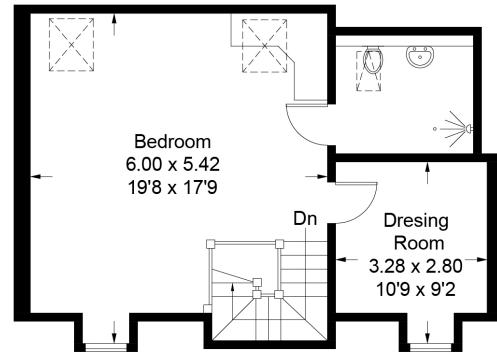
5 Double Bedrooms | Master Suite with Dressing Room & Shower Room | Cinema Room - HD Projector, Screen, 5.1 Surround Sound | PUTTING GREEN | Gym | Luxurious Kitchen with Adjoining Utility Room | Granite Terrace with Pergola...



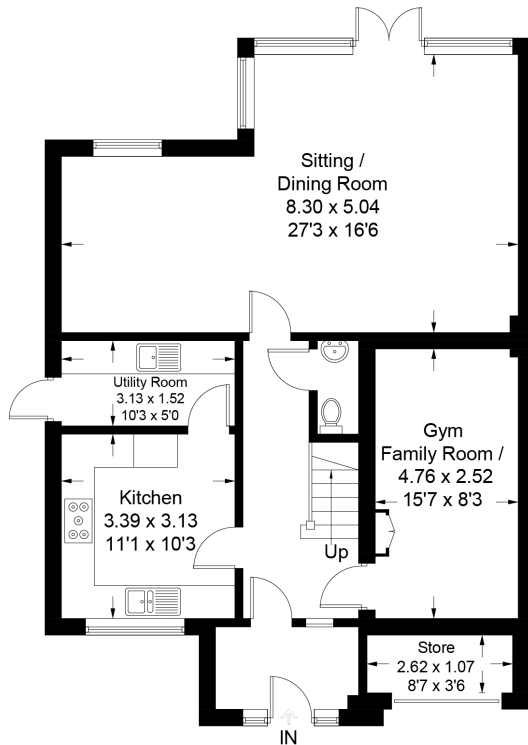
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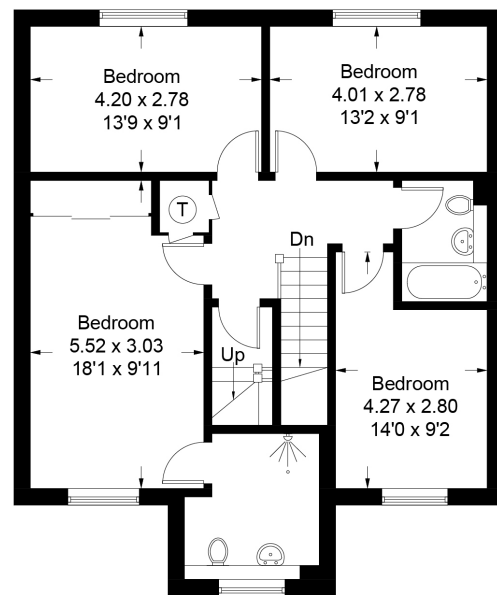
Approximate Gross Internal Area = 202.6 sq m / 2181 sq ft
Store = 2.8 sq m / 30 sq ft
Total = 205.4 sq m / 2211 sq ft



Second Floor



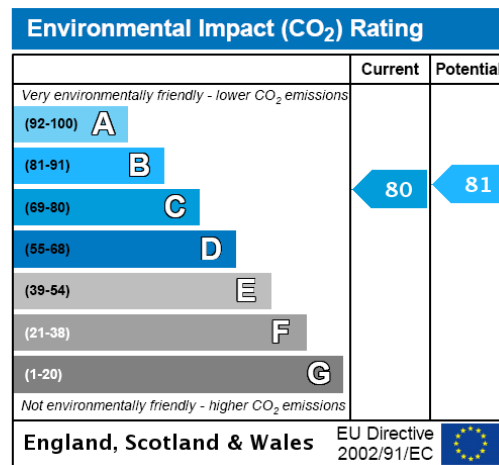
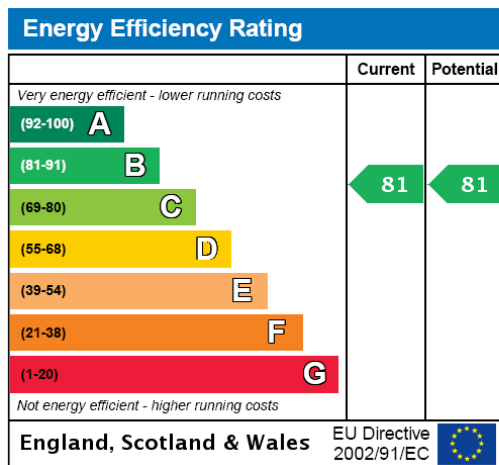
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID249386)
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5 Double Bedroom Executive Home | 2211 Sq Ft | Master Suite with Dressing Room & Shower Room | Cinema Room - HD Projector, Screen, 5.1 Surround Sound | Putting Green | Gym | Luxurious Kitchen with Adjoining Utility Room | Granite Stoned Terrace with Hot Tub & Modern Pergola | Landscaped Low Maintenance Rear Garden | Play Area to Rear of Garden with Climbing Frame, Slide & Wendy House | Driveway for 3 Cars | New Porch Added To Front | Gated Development | 6 Year NHBC Warranty | Three Bridges Station - 3.2 miles by car (11 Minutes) | Closer to Crawley & Ifield Train Stations | Short Stroll to Goffs Park & Goffs Manor (popular recreation park, public house & eatery) | Short Walk into Town Center | 5 Minute Access to M23

Strictly by appointment. Call James Gordon 01293 862444.

A beautifully modern, executive family home presented in immaculate decorative order built circa 2012 by Bellway Homes in an exclusive, gated development. The location is fantastic for schooling, access to town and the M23. Commuters have a choice of 3 nearby stations.

The property itself has a modern kitchen with gas hob, double electric over and integral appliances in hi-gloss units with matching units in the adjoining utility room, with the external door doubles this up as a boot room which comes in handy if you wish to take regular walks in nearby Goffs Park. The integral garage was converted into what is now a gym but would make an additional reception/family room if required. The Lounge offers wonderfully framed views to the garden and is open plan to the dining area, given the sheer size of this living space they feel like two very different areas.

French doors offer a framed view of the outside terrace where you'll find the modern pergola with Rattan seating* and a hot tub* to the side. In the middle of the Southerly garden is a putting green with AstroTurf and beyond a children's play area includes; wooden climbing frame*, slide (padded floor area using wood chip) a Wendy house* and shed. The boundary is framed with wooden panel fencing and exotic plants, it also offers privacy which is rare in this part of the world.

Back inside the house to the first floor is bedroom two with built in wardrobes and an en suite, very large wet room. It is currently set-up as a cinema room. This includes a high end HD Panasonic Projector*, a 130" electric screen* (not verified) and built in 5.1 surround sound*, made up of 5 ceiling speakers and a sub-woofer. The other 3 double bedrooms on this floor are fairly even sized which should quell the need for arguments.

Second floor is the properties master suite. Double aspect and wonderfully spacious, it's solely for luxury and styling as your clothes, make up and washing can all be kept in the separate, large dressing room and separate en suite wet room.

To the front the driveway has parking for approximately 3 large cars. There is also a communal green area under



mature trees. This property is located away from the front gates down a cul-de-sac for residents so traffic is at a minimum. This should make it a safe area to play if the adventure playground in the rear garden isn't enough.

Internal viewings are strongly recommended. This property offers excellent value per square foot and with all the extra work and additions undertaken by the current owners since 2012. Please note: Whilst we pay for the most high end professional photography, they DO NOT use fish eye lenses which tend to distort the size of the rooms making them appear larger, our photo's are a true reflection of the actual sizes.

*Could be re-negotiated depending on offer level.

Parking Arrangements: Driveway

Vendors position: Need to find

Council Tax Band: F

Property Built: 2012

Potential to add value/extend (stpp): Possible extension to rear

Tenure: Freehold

Garden Shed: Shed, Climbing Frame, Wendy House - Included in sale.

Garden Direction: South West

Chimney: None

Nearest Train Stations:

1) Crawley Station - 1 mile walking (20 minutes), 1.2 Miles Cycling (7 minutes).

2) Ifield Station - 0.9 miles walking (18 minutes), 1.2 Cycling (6 minutes).

3) Three Bridges Station - 3.2 miles by car (11 Minutes).

Nearest Primary School: Hilltop Primary School

Nearest Secondary School: St Wilfrid's Catholic Comprehensive School

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