



9 Alfred Close, Worth, Crawley, RH10 7SD
Offers In The Region Of £500,000



JAMES DEANE
ESTATE AGENTS





J A M E S D E A N
E S T A T E A G E N T S

This beautifully extended semi-detached family home is truly special. Lovingly upgraded by the current owners, the property offers stylish contemporary living both inside and out and is brought to the market with the added benefit of NO ONWARD CHAIN.

Stepping inside, you are welcomed by an inviting entrance hall that flows effortlessly into the spacious living room. Featuring attractive wood-effect flooring, useful understairs storage and a charming box bay window with plantation shutters overlooking the front, this is a warm and relaxing space to unwind.

To the rear, the home opens into an impressive L-shaped kitchen and dining room, thoughtfully extended to create the ideal hub for modern family life and entertaining. Flooded with natural light from the patio doors opening onto the garden, the kitchen has been finished to an exceptional standard with high-gloss cream wall and base units, luxurious stone worktops, glass splashbacks and an excellent range of integrated appliances, together with a range cooker.

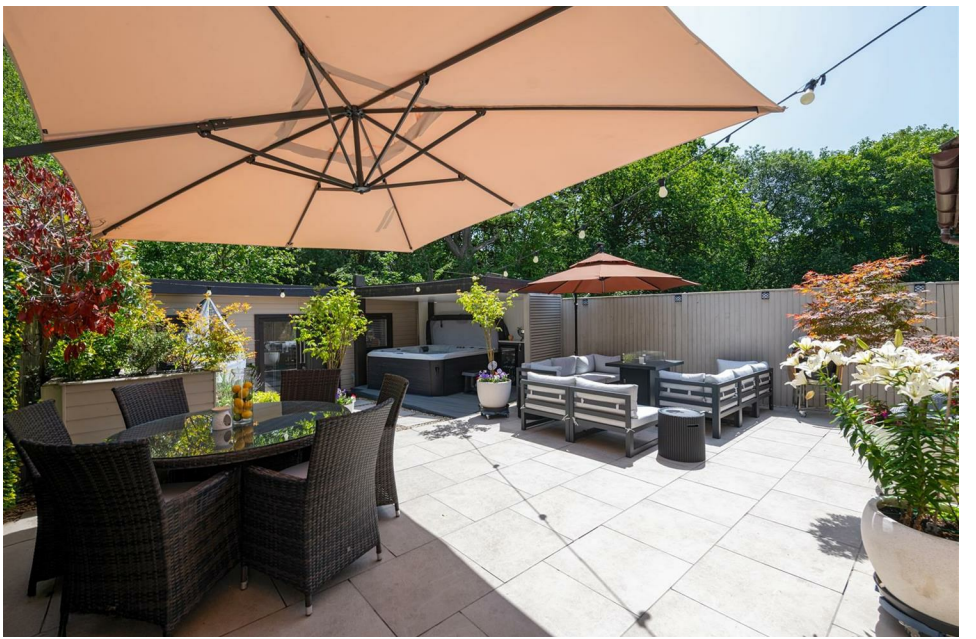
The first floor offers two generously proportioned double bedrooms, both enjoying fitted wardrobes and different aspects. The principal bedroom benefits from a contemporary en-suite shower room, whilst the stylish family bathroom is fitted with a modern white suite, part-tiled walls and a window providing natural light and ventilation.

Outside, the rear garden is undoubtedly one of the property's standout features. Designed for both relaxation and entertaining, it boasts an expansive paved terrace, an artificial lawn and a covered hot tub area complete with a six-person hot tub. To the rear of the garden sits a superb contemporary garden lodge with power and lighting, providing the perfect home office, studio, gym or peaceful retreat.

Further benefits include side access leading to the front of the property including covered storage area and off road parking for a number of vehicles.









JAMES DEANE
ESTATE AGENTS



- Beautifully Presented
- Extended semi detached home
- Lounge
- Kitchen/Diner
- 2 Double bedrooms
- Family Bathroom
- Landscaped rear garden with hot tub
- Home office with Light and power
- Off road parking set to front
- NO FORWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Internal Area: 1071.00 sq ft

Tenure: Freehold

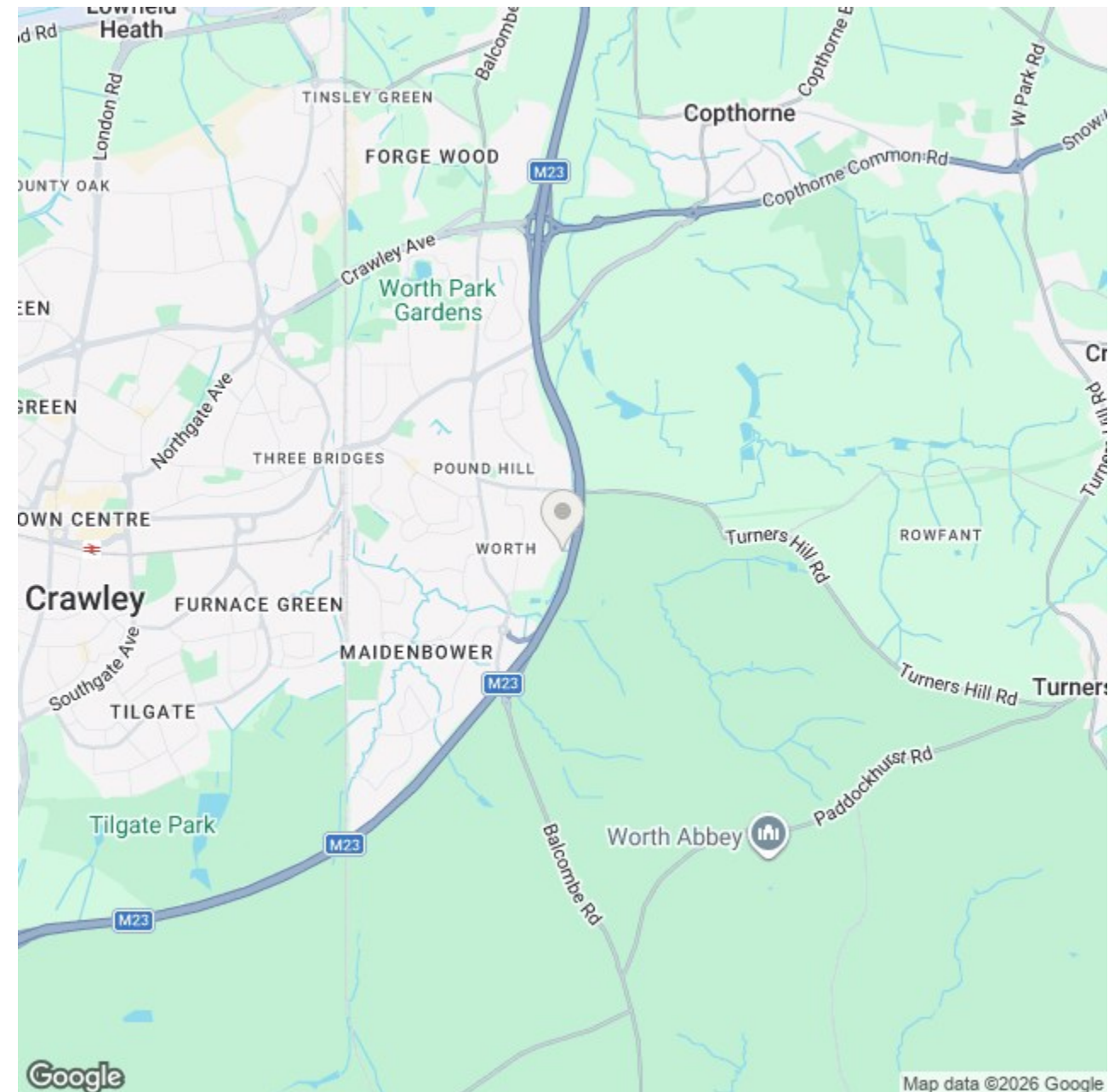
Local Authority: Crawley

Council Tax Band: D

Do you have a property to sell?
If so we can provide you with a free market appraisal.

Do you need a solicitor?
We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



9 Alfred Close, Worth, Crawley, RH10 7SD

FLOOR PLAN



Alfred Close, RH10

Approx. Gross Internal Floor Area 1071 sq. ft / 99.41 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk

JAMES DEAN

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.