

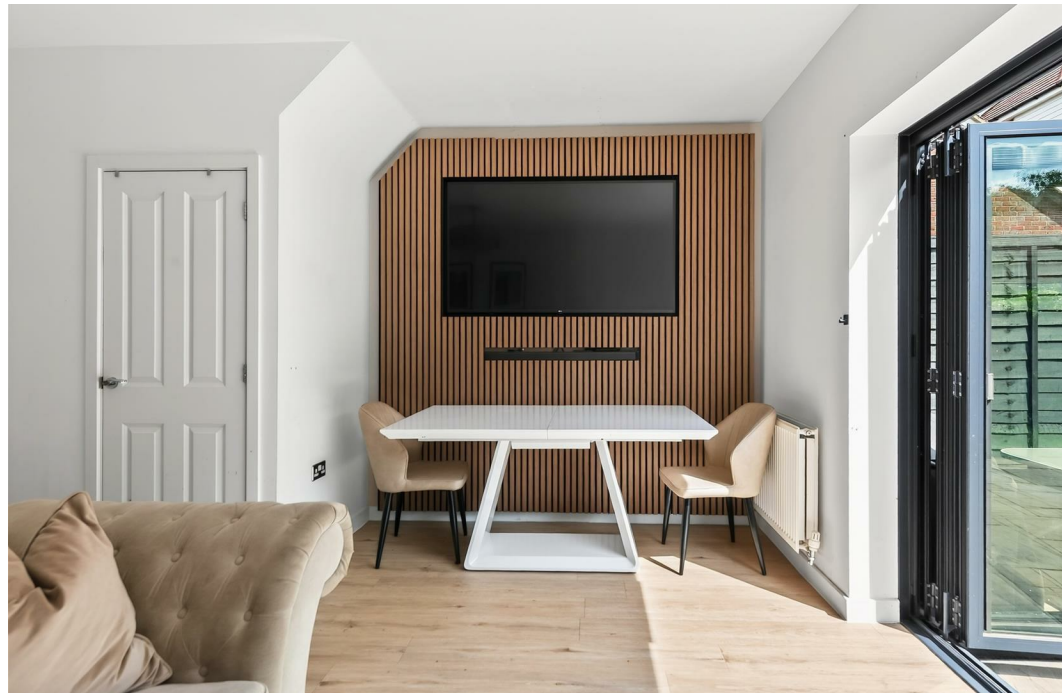


67 Somerley Drive, Crawley, RH10 3SU
Asking Price £440,000



JAMES DEANE
ESTATE AGENTS

This beautifully maintained family home features three bedrooms, principal with ensuite, kitchen with integrated appliances, open plan living with bi-folds opening out to a wonderful garden, garage and parking. An annual management fee of £407 applies.





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

Occupying a desirable position on the sought-after Forge Wood development, this beautifully presented end-of-terrace family home was built in 2015 and offers stylish, contemporary accommodation. Immaculately maintained by the current owners, the property combines modern design with practical family living.

The welcoming entrance hall leads to a superb open-plan living and dining room, creating a bright and sociable space ideal for both everyday family life and entertaining. Bi-fold doors open directly onto the landscaped rear garden, effortlessly blending indoor and outdoor living during the warmer months.

The contemporary kitchen is thoughtfully designed with a comprehensive range of integrated appliances and generous worktop space, while a convenient guest cloakroom completes the ground floor accommodation.

The first floor comprises three bedrooms, including an impressive principal suite featuring fitted wardrobes and a stylish ensuite shower room. The remaining bedrooms are served by a modern family bathroom and offer excellent flexibility for children, guests or those working from home.

Externally, the property enjoys an attractive gated front garden with a welcoming storm porch, together with a beautifully landscaped rear garden incorporating a patio, providing the perfect setting for al fresco dining and entertaining. A private driveway provides off-road parking and leads to a garage with a vaulted ceiling and direct access to the rear garden, offering excellent storage or potential for use as a workshop or hobby space.

Ideally positioned within a popular residential development, the property enjoys convenient access to Crawley's excellent range of shopping, leisure and educational facilities, together with superb transport links including Three Bridges and Crawley railway stations, the M23 motorway and Gatwick Airport. Combining quality accommodation with an excellent location, this is a superb opportunity for families and professionals alike.









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



- Immaculately Presented Family Home
- Three Bedrooms
- Principal bedroom with Fitted wardrobes and Ensuite
- Kitchen with Contemporary White Units & Integrated Appliances
- Lounge/Diner with bi fold doors to Garden and wall mounted TV
- Guest Cloakroom
- Generous Landscaped Garden with New Patio
- Garage with Vaulted Ceiling and Parking to the Front
- Great Location Overlooking Open Parkland
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
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: 1022.58 sq ft

Tenure: Freehold

Local Authority:

Council Tax Band:

Do you have a property to sell?

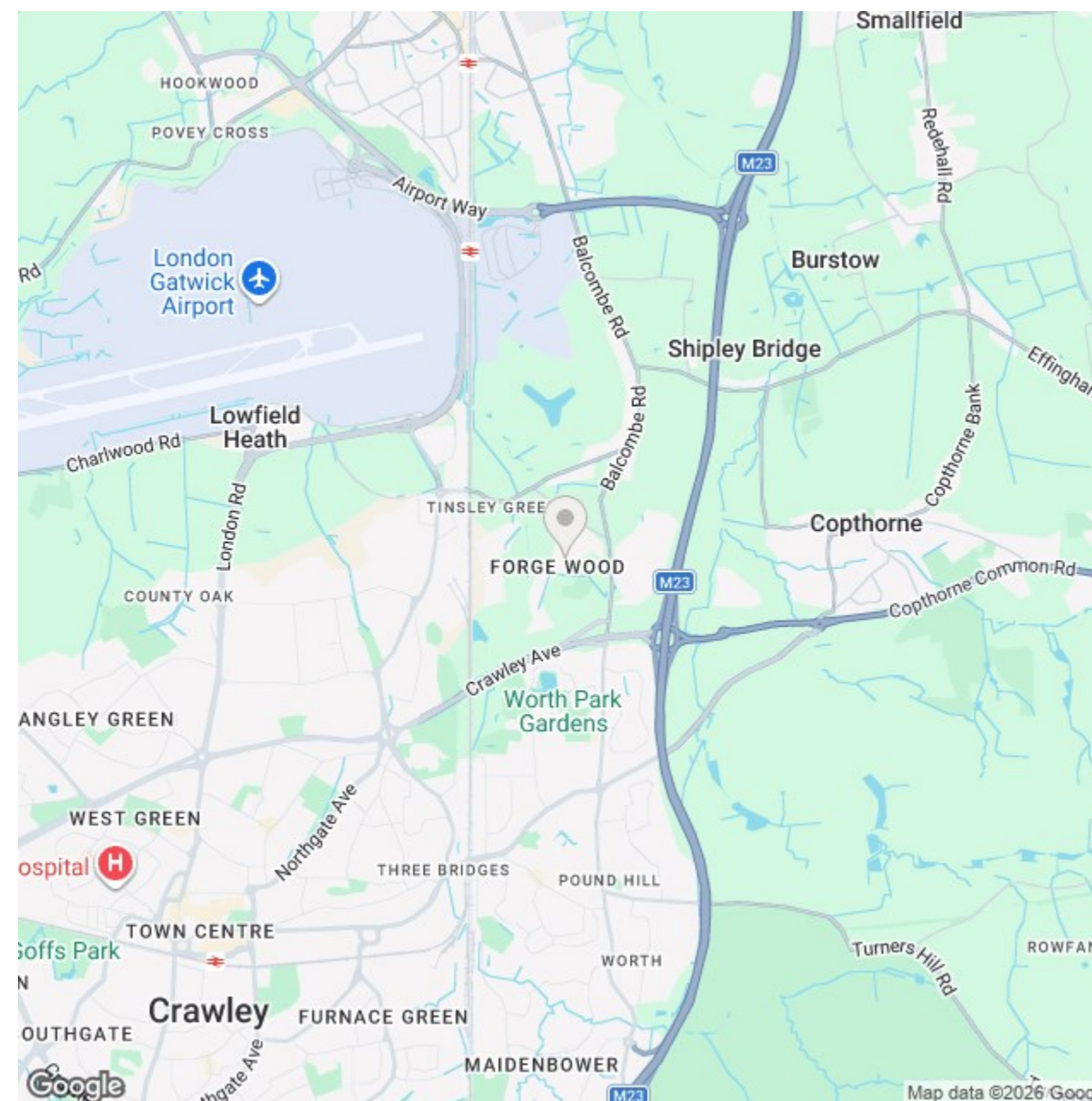
If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

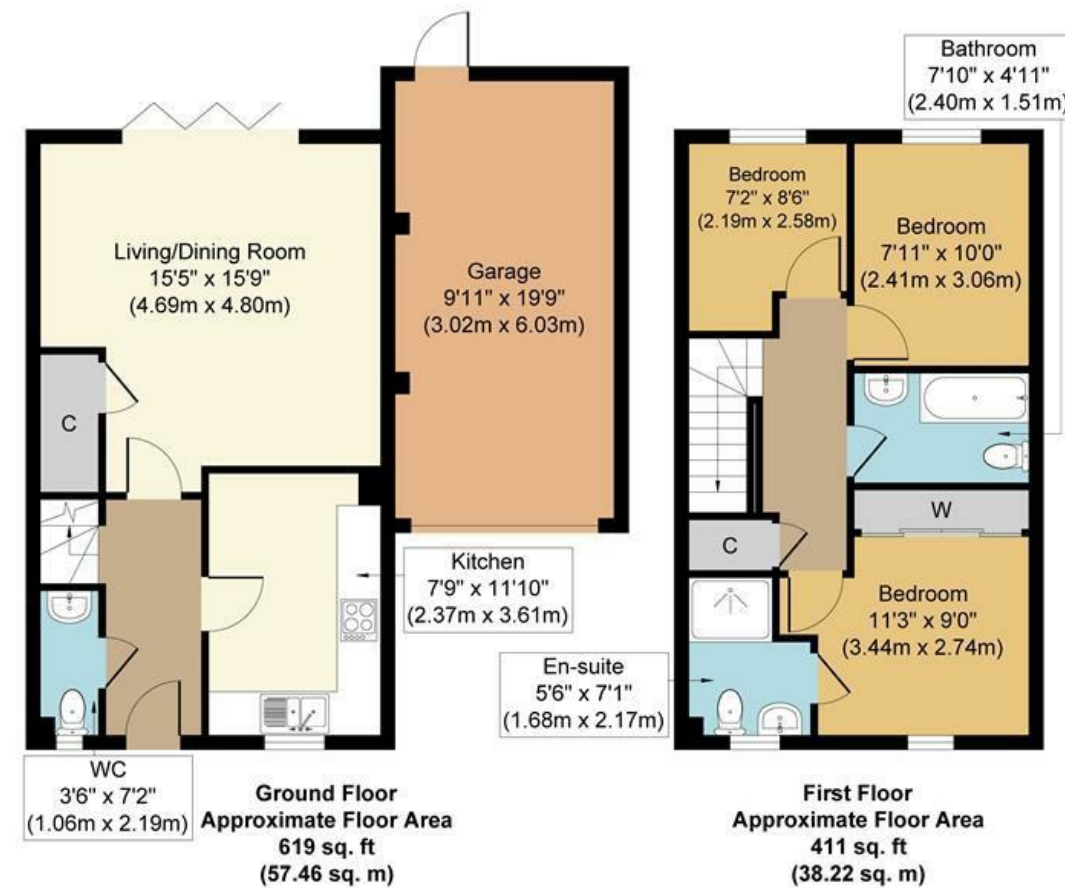
Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



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FLOOR PLAN



67 Somerley Drive, RH6 Approx. Gross Internal Floor Area 1030 sq. ft / 95.68 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.

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