

Sinclair Close Crawley, Sussex RH10 7XD

A well presented four bedroom detached home situated in the sought after area of Maidenbower. In brief the property comprises entrance hall, lounge, dining room, fitted kitchen, downstairs cloakroom, four bedrooms with the master having en-suite, family bathroom, gas fired radiator central heating, double glazed, enclosed rear garden, driveway and garage. Conveniently located for local shops and Three Bridges mainline station.

Offers Over £495,000 - Freehold



PROPERTY FEATURES

- Lounge
- Dining room with doors to patio and garden
- Fitted kitchen
- Downstairs cloakroom
- Four good size bedrooms
- Enclosed rear garden
- Garage
- Off road parking

PROPERTY DESCRIPTION

Swan Property are delighted to offer for sale this well presented four bedroom detached home situated in the sought after area of Maidenbower. In brief the property comprises entrance hall, lounge, dining room, fitted kitchen, downstairs cloakroom, four bedrooms with the master having en-suite, family bathroom, gas fired radiator central heating, double glazed, enclosed rear garden, driveway and garage. Conveniently located for local shops and Three Bridges mainline station.

The property is currently rented at £1325.00pcm so would make an ideal investment otherwise vacant possession can be provided with relevant notice.

ENTRANCE HALL

LOUNGE

4.55m x 4.29m max 3.40m min (14'11 x 14'1 max 11'2 min)

DINING ROOM

2.87m x 2.77m (9'5 x 9'1)

KITCHEN

4.19m max 2.97m min x 2.77m max 2.44m min (13'9 max 9'9 min x 9'1 max 8'0 min)

CLOAKROOM

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.89m x 3.25m (12'9 x 10'8)

EN-SUITE

BEDROOM TWO

3.51m x 2.54m (11'6 x 8'4)

BEDROOM THREE

3.51m x 2.26m (11'6 x 7'5)

BEDROOM FOUR

2.87m x 2.41m (9'5 x 7'11)

BATHROOM

2.03m x 1.65m (6'8 x 5'5)

GARAGE

5.00m x 2.49m (16'5 x 8'2)

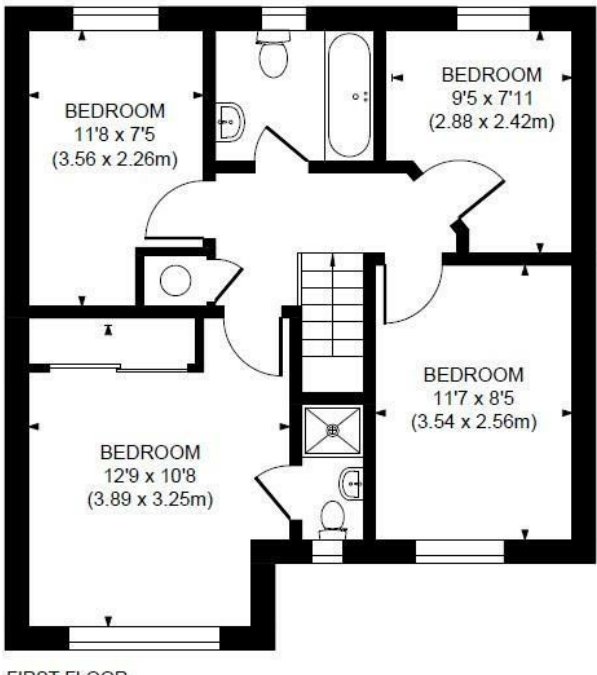
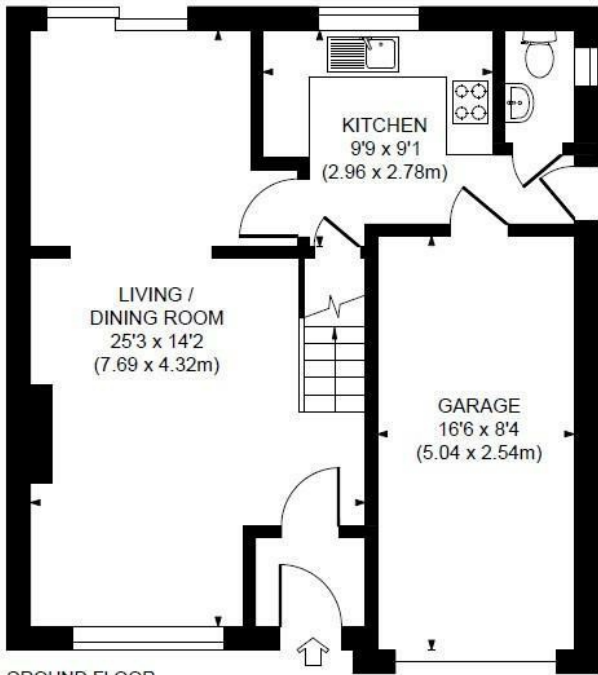


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

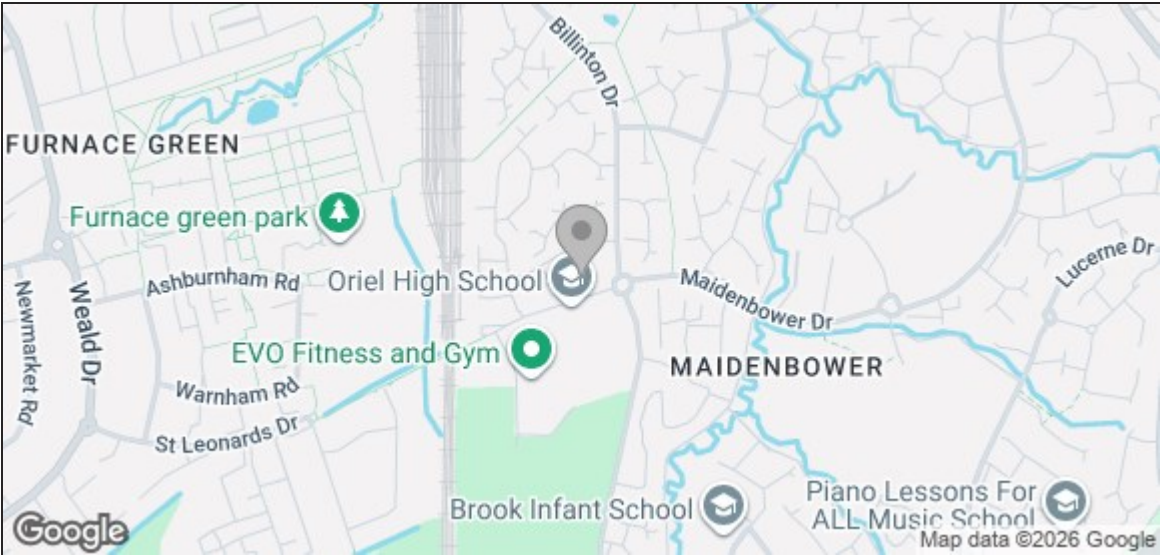
WILLIAMS
HARLOW

Approximate Gross Internal Area

Main House 960 sq. ft / 89.22 sq. m
Garage/Store 138 sq. ft / 12.80 sq. m
Total 1,098 sq. ft / 102.02 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.
Why is this information important?



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		