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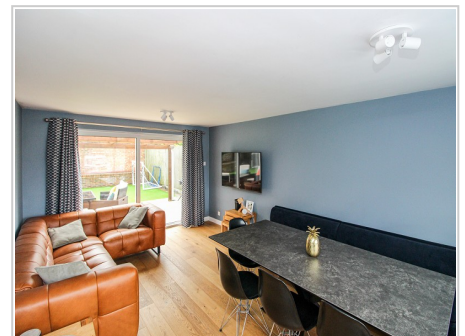
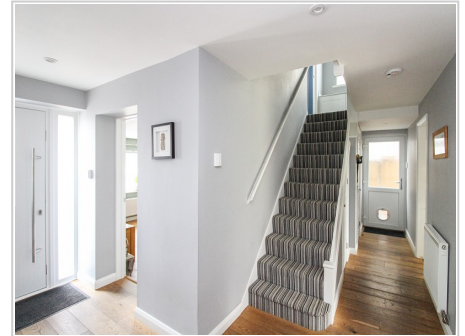
£695,000



- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS ENTRANCE HALL
- FAMILY ROOM
- LOUNGE/DINING ROOM
- KITCHEN
- MASTER BED WITH EN SUITE AND DRESSING AREA
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- LARGE DRIVEWAY

**Ref: PRA12610**

Viewing Instructions: Strictly By Appointment Only



## General Description

Zoom are delighted to offer for sale this substantial four bedroom detached home situated on one of Crawley's premier roads. The property has been improved by the current vendors and now offers excellent living accommodation throughout. In brief the property on the ground floor comprises of a spacious entrance hall, large family room, lounge/dining room, kitchen, study/music room, and downstairs WC. On the first floor are four double bedrooms with the master boasting a dressing area and En Suite, there is also a further family bathroom. Outside the property is an enclosed rear garden with side access and to the front a driveway which provides parking for several vehicles.

Further benefits include double glazed windows and gas central heating.

Conveniently positioned within close proximity to many local amenities as well as Three Bridges Mainline Station, Gatwick Airport and Manor Royal.

Whilst offering stunning views of Grattons Park the property is ideal for families being situated close to the park, Worth Park Gardens and Grattons Park Lake, an internal viewing comes highly recommended to appreciate this family home in full.

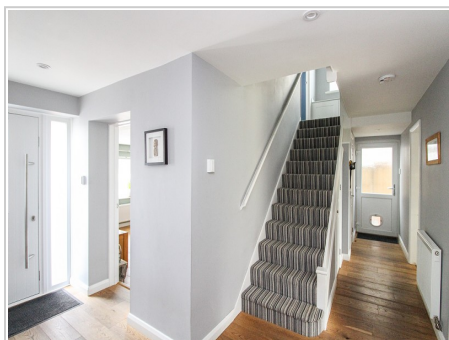
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## Accommodation

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### Front Door

Opening to;



### Entrance Hall

Stairs to first floor, radiator, storage cupboard, doors opening to;

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### WC

Low flush WC, wash hand basin, radiator.



### Family Room (14' 05" x 14' 03" ) or (4.39m x 4.34m)

Window to front, TV Point, radiator, fitted storage

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**Lounge/Dining Room (18' 08" x 11' 08" ) or (5.69m x 3.56m)**

Window to front, sliding doors to rear garden, TV Point, radiator.

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**Kitchen (10' 06" x 10' 04" ) or (3.20m x 3.15m)**

Equipped in a range of base and eye level units comprising a stainless steel sink with draining board and mixer tap, built in oven with hob and extractor hood over, integrated dishwasher, integrated washing machine, space for fridge/freezer, part tiled walls, window to rear, radiator.

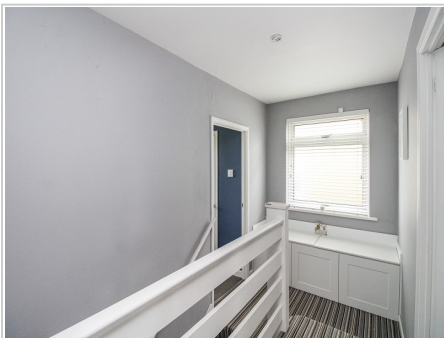
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**Study/Music Room (10' 07" x 9' 04" ) or (3.23m x 2.84m)**

Sliding door to rear garden, radiator.

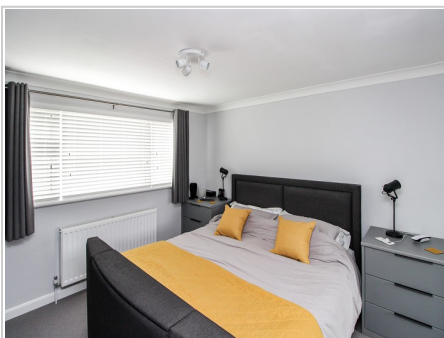
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**First Floor Landing**

Window, cupboard, loft access, doors to;

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**Bedroom 1 (18' 08" Max x 11' 08") or (5.69m Max x 3.56m)**

Windows to front and rear, Sharps fitted wardrobes and units, two radiators, dressing area, door to En Suite.

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## En Suite

Comprising a shower cubicle, low flush WC, wash hand basin, heated towel rail, window, tiled walls and floor.

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## Bedroom 2 (10' 04" x 10' 03" ) or (3.15m x 3.12m)

Window to front, radiator, two cupboards.

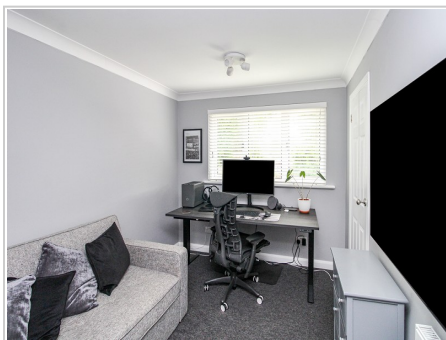
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## Bedroom 3 (9' 03" x 8' 07" ) or (2.82m x 2.62m)

Window to rear, radiator, built in wardrobe.

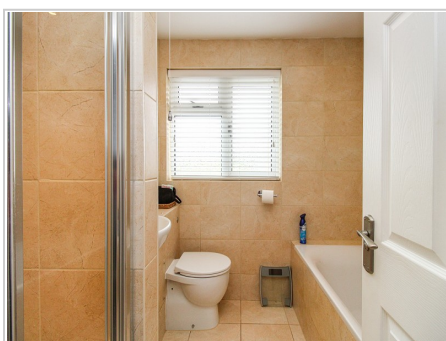
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## Bedroom 4 (10' 07" x 8' 03" ) or (3.23m x 2.51m)

Window to rear, radiator, built in cupboard.

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## Bathroom

Comprising an enclosed bath tub, shower cubicle, low flush WC, wash hand basin, tiled walls and floor, window, heated towel rail.

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## Rear Garden

Fully enclosed with gated side access, side storage shed, patio area, astro turf lawn.

## Driveway

To the front of the property for several vehicles.

## Services

Mains electricity, mains water, mains gas, mains drainage

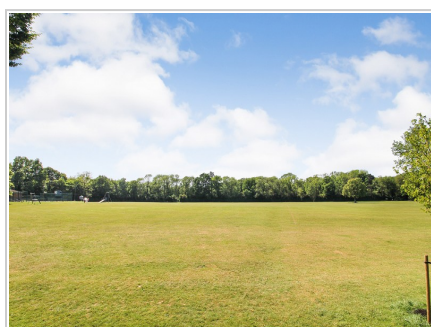
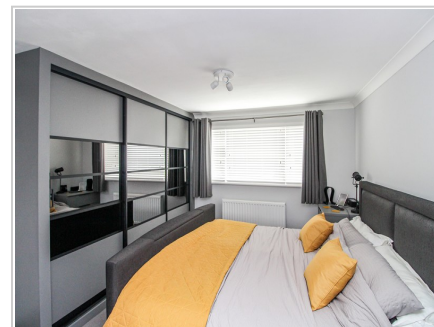
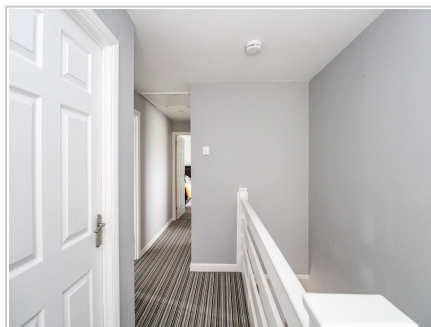
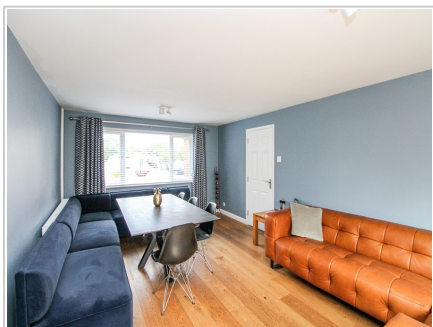
EPC Rating:68

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified





**Total area: approx. 148.7 sq. metres (1579.0 sq. feet)**

These drawings are for representational purposes only. Drawn by Dean Elmden.  
Plan produced using PlanUp.

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*