



ZOOM
HYBRID ESTATE AGENT

Zoom Hybrid Estate Agents
3 Magellan Terrace Ground Floor
Gatwick Road
Crawley
West Sussex
RH10 9PJ

T 0333 358 3095

E sales@zoomestateagents.co.uk

**Eames Crescent
Horley
RH6**

£535,000



- THREE BEDROOM DETACHED HOUSE
- DOUBLE ASPECT LOUNGE
- KITCHEN/DINING ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- EN SUITE TO MASTER
- SOUGHT AFTER MODERN DEVELOPMENT
- REAR GARDEN
- DRIVEWAY AND DETACHED GARAGE

Ref: PRA13008

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented three bedroom detached home located within the ever-popular Westvale Park development. The property which makes for a superb family home in brief comprises of an entrance hall, double aspect lounge, kitchen/dining room with under floor heating and a range of integrated appliances, utility room and downstairs WC. On the first floor are three good sized bedrooms and a modern family bathroom, bedroom one also boasts an en suite shower room.

Outside the property is an enclosed rear garden which provides access to the detached garage, the driveway is also situated to the rear and provides parking comfortably for two vehicles.

Further benefits include double glazed windows, gas central heating and the remainder of the NHBC Warranty.

Situated within this modern sought after development offering excellent access to many local amenities, transport links and Ofsted rated schools an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

Entrance Hall

Radiator, stairs to first floor, doors to;



Lounge (18' 04" x 10' 02") or (5.59m x 3.10m)

Window to front, two radiators, TV Point, patio doors to rear garden.



Kitchen/Dining Room (18' 05" x 9' 03") or (5.61m x 2.82m)

Equipped in a range of base and eye level units comprising an inset sink with draining board and mixer tap, built in oven with hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, windows to front and rear, radiator, under floor heating, store cupboard.



Utility Room (6' 02" x 5' 01") or (1.88m x 1.55m)

Cupboard housing boiler, space for white goods, radiator, door to rear garden and WC.

WC

Low flush WC, wash hand basin, heated towel rail, part tiled walls, tiled flooring.

First Floor Landing

Loft access, window, radiator, cupboard, doors to;



Bedroom 1 (18' 05" x 10' 03") or (5.61m x 3.12m)

Windows to front and rear, two radiators, door to En Suite



En Suite

Comprising a shower cubicle, was hand basin, low flush WC, heated towel rail, tiled walls.



Bedroom 2 (10' 06" x 9' 01") or (3.20m x 2.77m)

Window to front, radiator.



Bedroom 3 (9' 02" x 7' 05") or (2.79m x 2.26m)

Window to rear, radiator.



Bathroom

Comprising an enclosed bath tub, wall mounted shower, low flush WC, vanity wash hand basin, heated towel rail, window.



Rear Garden

Fully enclosed with gated rear access, patio area, area of lawn, access to garage.



Driveway

Situated at the rear of the property providing parking for two vehicles, leading to the garage.

Garage

With up and over door, power and light.

Services

Mains electricity, mains water, mains drainage, mains gas

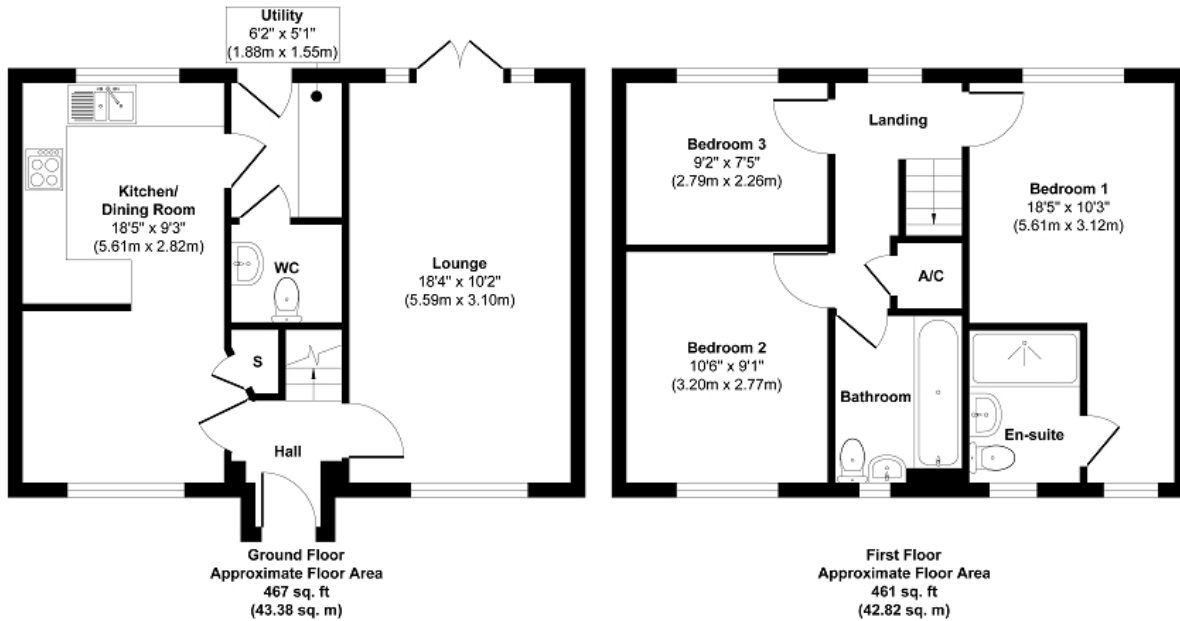
EPC Rating:83

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Approx. Gross Internal Floor Area 928 sq. ft / 86.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.