



Fontana Close, Worth, Crawley, RH10 7SE

Guide Price £800,000 - £825,000.

Taylor Robinson is delighted to welcome to the market a 5 bedroom beautifully presented and generously sized detached house in the highly sought after Worth location. The downstairs of the property comprises a dining area open plan to a fitted kitchen with integrated appliances, island, ample storage and bi folding doors with access to the private rear garden. A spacious living room with open gas fire place has additional bi fold doors to the private rear garden. In addition downstairs, there is also an office/gym room and a utility room with side access to the garden, W.C. and a door leading to a double garage with work bench, power, lighting, sink and access to the garden and two up and over doors. The spacious entrance hall has an under-stairs cupboard with stairs rising to the first floor which doesn't disappoint either with 5 double bedrooms. Bedroom one has a generously sized en suite with shower and separate bath and bedroom two also benefits from an en suite shower room. There is also a family bathroom fitted in a white contemporary suit. Externally you will find a low maintenance wrap around garden mainly laid to lawn with patio area, tree house, garden shed and side access. To the front of the property there is a driveway for multiple cars and an electric vehicle charger. The property also benefits from triple glazing and gas central heating.

The property is located in a small friendly close adjacent to the Worth Conservation area. The Worth Way is very close and offers opportunities for walking and cycling year round.

Three Bridges station is within easy walking distance for travel to London or Brighton.

There is easy access to the M23/M25 for routes to London and Gatwick Airport.

Price Guide £800,000 Freehold

Fontana Close, Worth, Crawley, RH10 7SE



- 5 Bedroom Detached House
- Kitchen/ Diner & Utility Room
- Triple Glazing & Gas Central Heating
- Well Presented Throughout
- Double Garage
- Private Rear Garden
- Downstairs Gym/ Study
- Two Bedrooms with En Suites
- Driveway for two cars

Entrance Hall
11'9" x 9'4" (3.58 x 2.84)

Inner Hallway
6'9" x 3'1" (2.06 x 0.94)

Kitchen
17'9" x 11'5" (5.41 x 3.48)

Dining Area
13'6" x 11'7" (4.11 x 3.53)

Living Room
21'2" x 12'1" (6.45 x 3.68)

Gym/ Study
7'10" x 7'2" (2.39 x 2.18)

Utility Room
7'9" x 6'6" (2.36 x 1.98)

W.C.
4'8" x 3'9" (1.42 x 1.14)

Stairs to First Floor

Landing
15'1" x 9'5" (4.60 x 2.87)

Bedroom 1
16'2" x 11'10" (4.93 x 3.61 (4.92 x 3.60))

En Suite Bathroom
10'2" x 7'1" (3.10 x 2.16)

Bedroom 2
13'3" x 11'10" (4.04 x 3.61)

En Suite Shower Room
8'0" x 2'9" (2.44 x 0.84)

Bedroom 3
12'1" x 10'1" (3.68 x 3.07)

Bedroom 4
12'0" x 8'7" (3.66 x 2.62 (3.65 x 2.61))

Bedroom 5
11'7" x 8'6" (3.53 x 2.59)

Bathroom
9'4" x 8'2" (2.84 x 2.49)

Outside

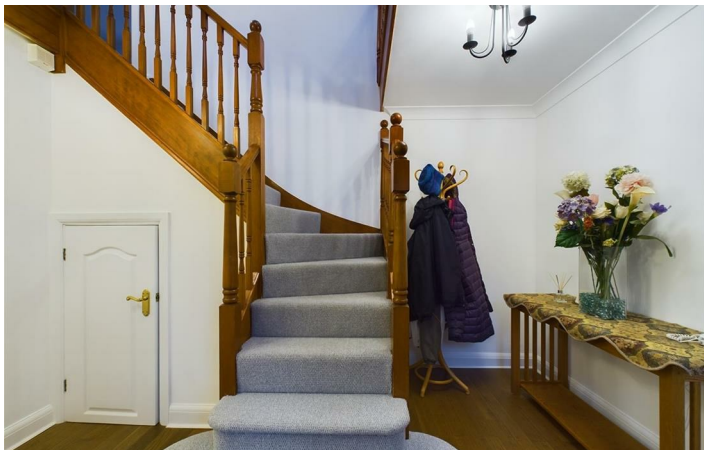
Rear Garden

Garage
17'11" x 17'3" (5.46 x 5.26)

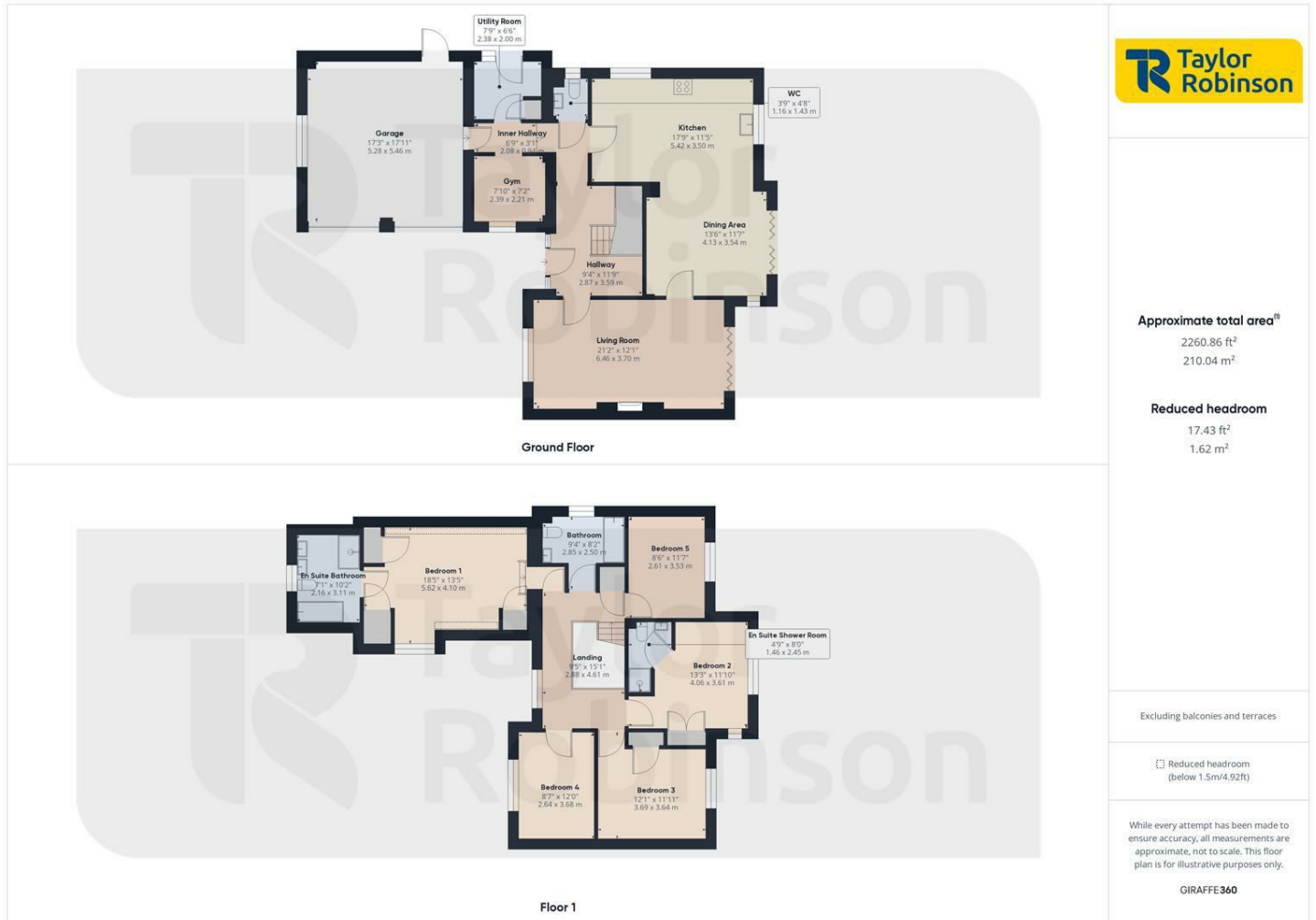
Driveway to front

Council Tax Band: G





Floor Plan



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	