



TILTWOOD DRIVE Crawley Down, RH10 4PH

A charming double fronted four bedroom Georgian style detached property situated in a quiet cul-de-sac location.

Oh! **OLIVER
HART**

ESTATE AGENTS

**Guide price
£700,000 to
£750,000**



Key Features

- Attractive double fronted home
- Quiet Cul-de-sac location
- Two reception rooms
- Study/playroom
- Kitchen with ample storage
- Large hallway with cloakroom
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Garden with patio area
- Tandem garage
- Driveway parking
- Gas Central Heating
- Freehold

Particulars

This well proportioned family home has a large entrance hall which welcomes you into the property. It provides plenty of space for coats and shoes, understair storage and a downstairs cloakroom.



Off of the hallway to the rear is a bright lounge with parquet flooring and sliding patio doors onto the garden.

“ The heart of the home

The kitchen/breakfast room would benefit from modernisation but provides ample storage and leads directly through to the dining room which also has parquet flooring.



There is an additional room to the ground floor which would make a great office space or playroom. The property offers great potential for more 'open plan' living..

Upstairs has four bedrooms. The master suite is complete with built-in wardrobes and small en-suite shower requiring refurbishment.



There are two further double bedrooms, both with built-in wardrobes and a further large single bedroom.

The family bathroom provides bath with shower over, hand basin, low level W.C., bidet and heated towel rail.

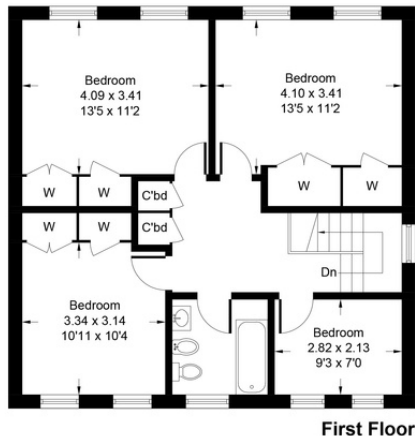
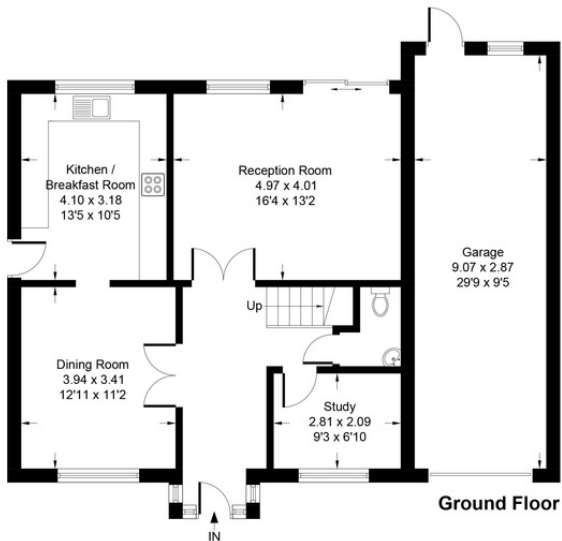


Externally the rear garden is mainly laid to lawn with a patio area and shed. There is rear access to the tandem garage providing an abundance of storage. The driveway provides parking for 1-2 cars.

Offered to the market with no onward chain this property would make a wonderful family home. Gas Central Heating. Double glazing throughout. EPC rating - C, Council tax band - F



Approximate Gross Internal Area = 167.75 sq m / 1806 sq ft
(Including Garage)



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.