



**Newbury Road, Worth**

Offers in Region of **£625,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Prime residential close within Worth
- Detached house occupying a corner position
- Single garage and double width driveway
- Downstairs cloakroom and en-suite shower room
- Living Room | Dining Room | Kitchen/Breakfast Room | Utility Room
- Four bedrooms, two with built-in double wardrobes
- NO ONWARD CHAIN
- Council Tax Band 'F' and EPC 'tbc'

Set in a prime residential close within Worth, this four bedroom detached house impresses with its corner position and is a delightful find for those seeking a convenient yet peaceful property.

Offered with no onward chain, a warm welcome awaits in the entrance hallway which grants access to the downstairs cloakroom and a staircase leading upstairs.

To the left, the living room enjoys a front-facing aspect through a charming bay window with double doors guiding you to the separate dining room, featuring patio doors opening to the garden, ideal for entertaining with space for a 6-seater dining table and chairs.

Completing the ground floor is a well-appointed kitchen/breakfast room and a utility room. The kitchen boasts a wide range of units with integrated appliances, offering a pleasant view of the rear garden, whilst providing space for a small table and chairs. The utility offers further work tops and white good space and a door to the garden.



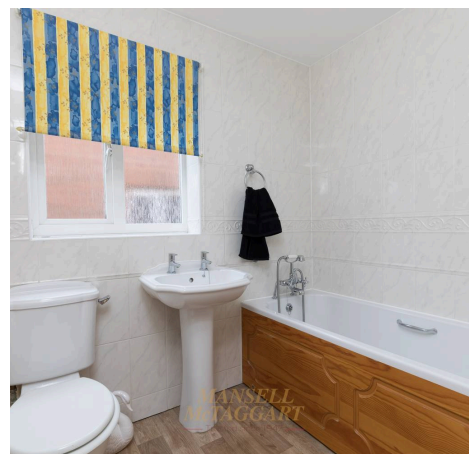


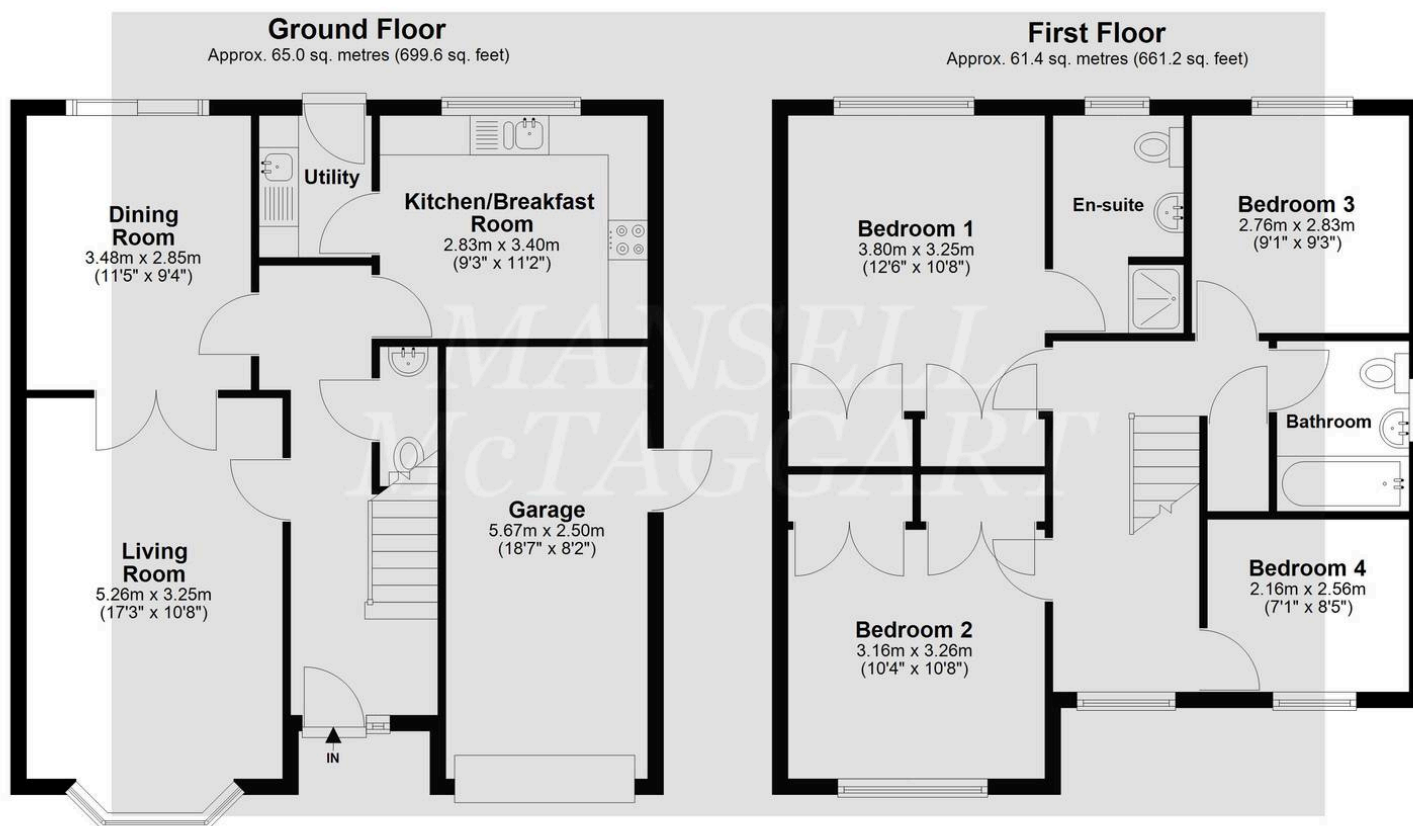


Upstairs, the first floor landing leads to all four bedrooms, family bathroom, airing cupboard and the loft. Bedrooms one and two are both generous double rooms, both of which also equipped with built-in double wardrobes. The main bedroom additionally benefits from an en-suite shower room comprising of a shower cubicle, low level WC, pedestal wash hand basin and opaque window. Bedrooms three and four are equally inviting, each overlooking different aspects. Finally, the family bathroom is fitted in a white suite comprising of a panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin and opaque window allowing in natural light and ventilation.

Outside, the property features a double driveway and a single garage, complete with power and light for added convenience. The small front garden is neatly laid to lawn and surrounded by perimeter hedging, enhancing the property's kerb appeal.

Gated access at the side leads to the rear garden, offering a peaceful and secluded outlook and is predominantly laid to lawn. A patio adjacent to the house is perfect for outdoor entertaining, complemented by planted borders that add a touch of greenery. All this is beautifully enclosed by fenced and walled boundaries, ensuring peace and privacy in this outdoor space.





Total area: approx. 126.4 sq. metres (1360.9 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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