



Mayfield, Worth

Guide Price £750,000 – £775,000



**MANSELL  
McTAGGART**  
Trusted since 1947





MANSELL  
McTAGGART  
— Trustful since 1947 —



This beautifully presented four-bedroom detached property is the ideal family home, situated in a cul-de-sac location in the sought-after area of Worth, approximately 1 mile from Three Bridges mainline station.

A path leads across the front garden to a covered entrance porch, opening on to a bright and spacious entrance hallway with understairs cupboard, and access to a downstairs WC. To the right, the dual aspect living room runs the depth of the house, with window to the front and doors to the garden. There is solid oak flooring and a feature remote controlled electric fireplace with glass surround. Marble flooring with Wi-Fi enabled zonal underfloor heating runs through the hallway and into the study at the front of the house, as well as through to the breakfast room and snug, both of which enjoy a delightful outlook over the garden.

An extension to the rear houses a stunning kitchen/dining room with vaulted ceilings and feature beams. Fitted with an attractive range of wall and base units, there is a sink/drainer set in worktops, integrated dishwasher, space for a range style cooker and American style fridge/freezer. Natural light flows through the room, with windows to the side and rear, doors opening out to the garden with further access to the side. There is ample space for a table and chairs, and the kitchen is beautifully finished with tiled flooring, part tiled walls and under-cabinet lighting. An archway leads through to the utility room, with a further range of wall and base units, sink/drainer, space and plumbing for washing machine and tumble dryer. An integral door leads conveniently into the garage.







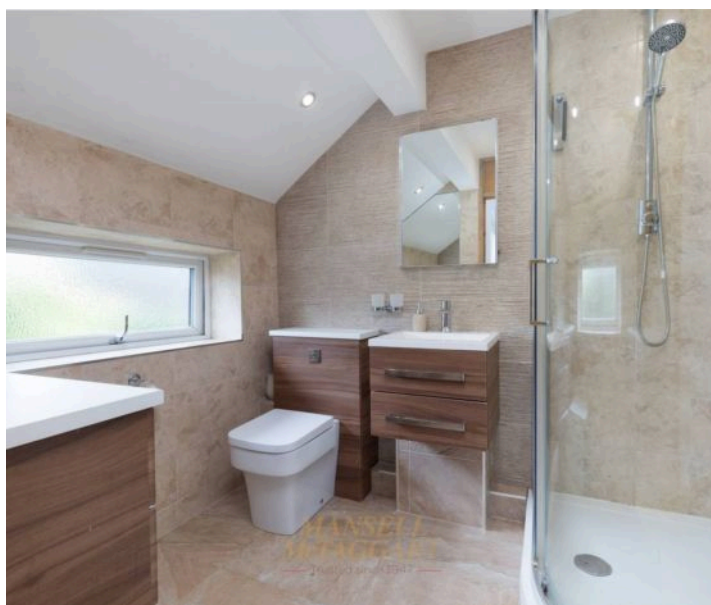
Stairs from the entrance hall lead to the first-floor landing, with access to an airing cupboard housing the water tank, and a part boarded loft with ladder and light.

The principal bedroom is a good size double room with double sliding mirror wardrobes and an en-suite comprising shower cubicle, low level WC, wash hand basin with vanity storage below, additional wall mounted vanity storage unit and heated towel rail. There is a frosted window to the front and the en-suite is finished with spotlights, tiled walls and a heated tiled floor.

Bedroom two is a double room with window to the front and built in storage cupboard.

Bedroom three is a further double room overlooking the rear aspect and with double sliding mirror wardrobes.

Bedroom four is another double room, also overlooking the garden.



The family bathroom is fitted with a white suite comprising freestanding bath and tap with shower attachment and rain effect shower, low level WC, wash hand basin with vanity storage below, and heated towel rail. A frosted window to the rear allows in plenty of natural light and the room is finished with tiled walls and heated tiled floor.



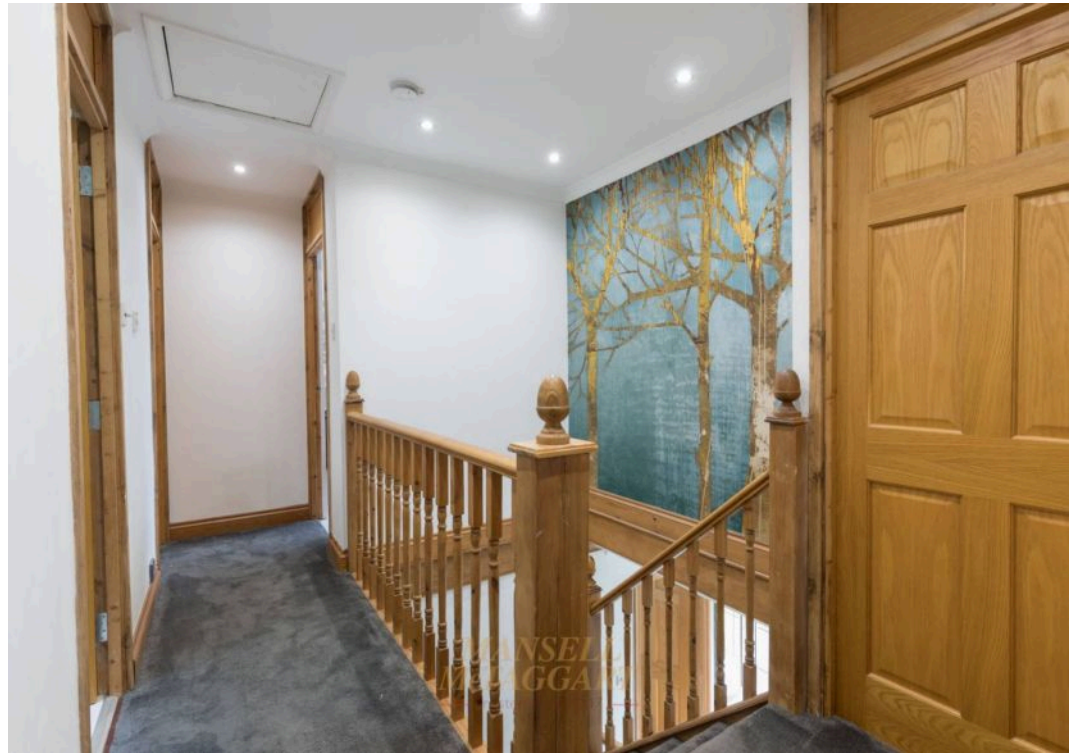
Outside, the front garden is mostly laid to lawn with mature shrub and hedge borders. There is a driveway with space for 2/3 vehicles, leading to a double garage with electric roller door. The garage has power and light, with ladder access to a further loft space which is partly boarded. The wall-mounted central heating boiler can be found at the rear of the garage. The private rear garden is a real feature of the property, being noticeably secluded and beautifully landscaped. A wide patio area abuts the rear of the property, directly accessible from the kitchen, breakfast room and living room. Steps lead up to an expanse of lawn with mature shrub and hedge borders. To one side is a porcelain paved sun terrace with exterior power point and wiring to brick lights, making this an ideal space for relaxing or entertaining into the evening. Beyond the hedge line at the other end of the garden is a large shed on hardstanding, with timber frame, concrete flooring and glazed doors which could lend itself to a multitude of uses. A covered potting shed sits beneath an elevated wooden playhouse and there is access to an area ideal for bike storage, with side access gate beyond.

This ideal family home benefits from a delightful location in the sought-after area of Worth. There is easy access to Crawley town centre and local amenities, while commuters will appreciate the proximity of the M23 and being approximately 1 mile walking distance from Three Bridges station. An internal viewing is highly recommended to appreciate the versatile accommodation and extensive refurbishment that the sellers have undertaken, the outcome of which is a stunning, warm and modern home.

- Council Tax Band 'G' and EPC 'D'

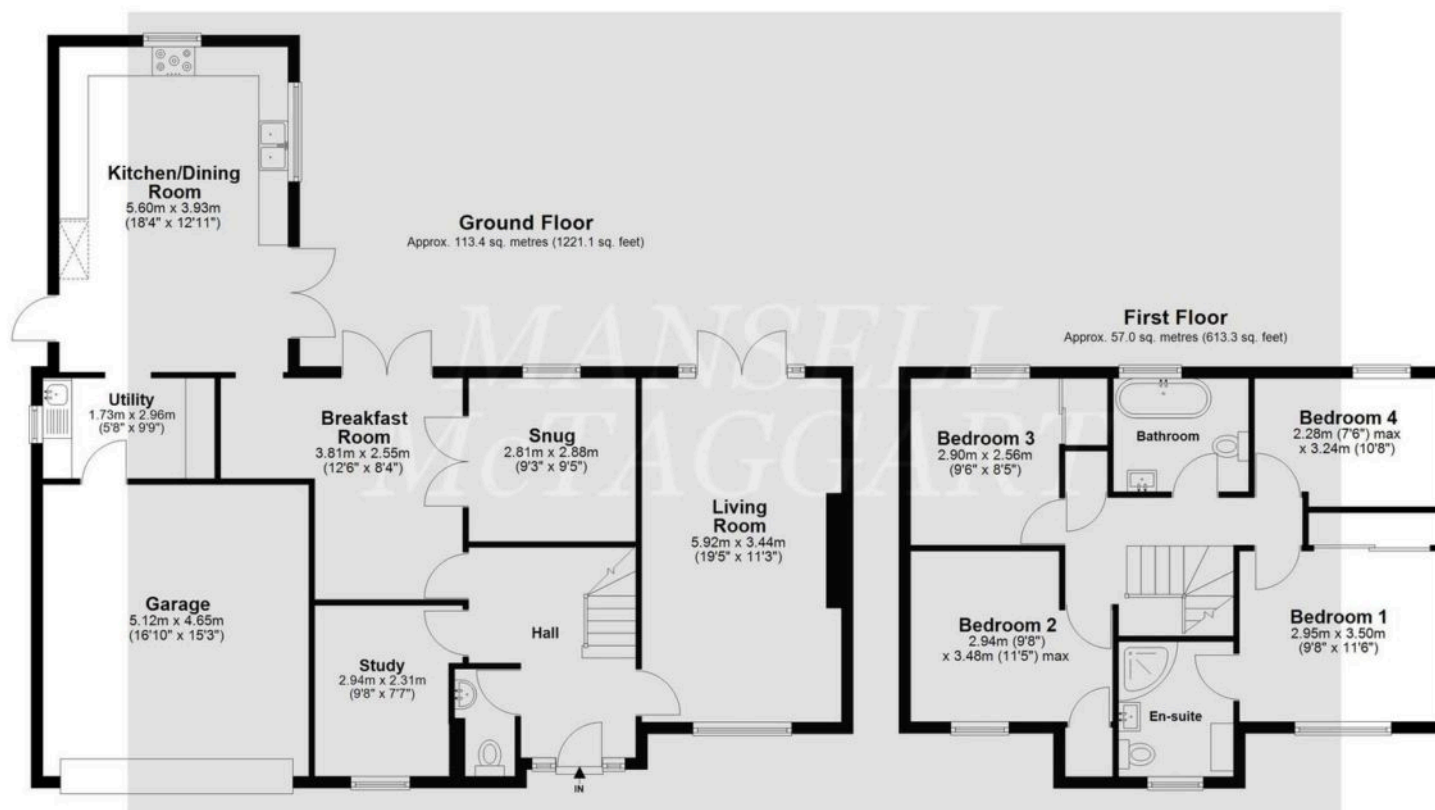












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only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

# Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.