

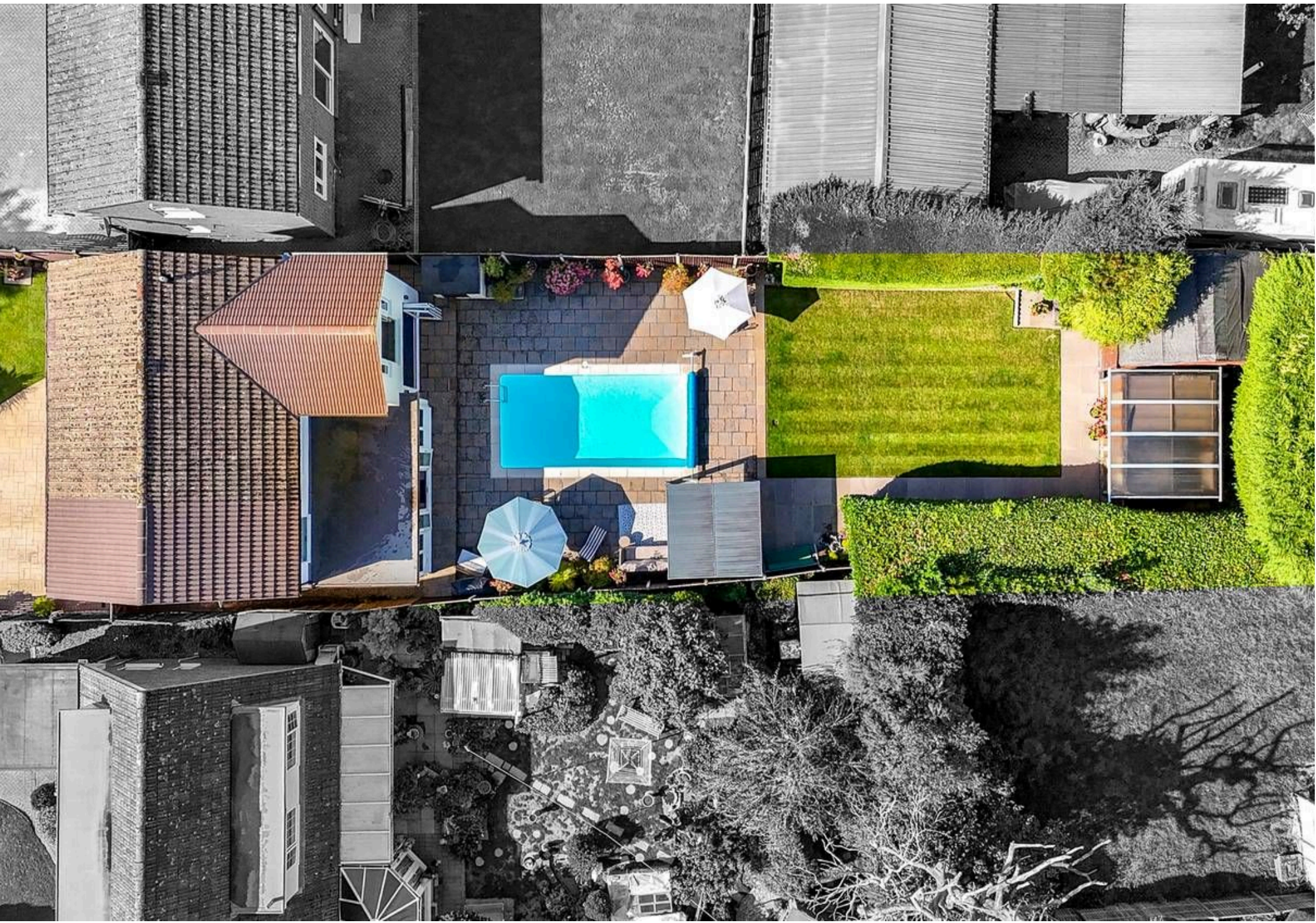


Hophurst Drive, Crawley Down

£780,000



**MANSELL
McTAGGART**
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An opportunity to purchase a detached 3-bedroom, two-bathroom extended family home with off-road parking for two cars. Immaculately presented and to a high specification, both inside and outside. Landscaped larger than average rear garden with a swimming pool and entertaining areas, and located in the popular village of Crawley Down.

Approaching the property to the right is paved with attractive brick edging, providing off-road parking for two cars. To the left is a palm tree and an area of lawn. Along both borders, there is a wavy line of topped fencing with access to the rear garden on both sides.

The outer porch has a half-glazed door with full-height glazed panels on each side, and a large cupboard provides proper storage for coats and shoes. The door ahead opens into the hallway, where engineered oak is an attractive feature. The stairs are immediately to the left, the cloakroom is beyond and to the left, the kitchen is ahead, and the large open plan lounge/diner is to the right.

The lounge/diner has the wow factor both in terms of its size and also attention to detail. The dining area is located at the front of the house, featuring two large windows that ensure ample natural light. It is a generously proportioned room presently with a large dining table with 10 chairs, making it ideal for socialising with family and friends. Moving into the lounge area, this has a media wall which presently has a large TV and incorporates a contemporary built-in log effect convector fire. Ahead, there are double doors, triple windows on each side with panelling below and opening onto the terrace outside, adjacent to the swimming pool.





Two large mirrors reflect the light, and along the third wall, a high-specification built-in unit features lighting, plug points, cupboards, and shelving. The attractive décor ensures a feeling of calm and creates a sense of flow.

The kitchen has also been extended, now featuring a large breakfast bar with 6 bar stools and triple bi-fold doors along the far wall. There is an extensive range of wall and base units along the left- and right-hand walls with under-plinth lighting and quartz work surfaces. The units are mid-grey with light-grey flooring, and there is a contemporary dark slate-grey vertical radiator. Integrated items include a 4-ring induction hob with extractor above, a double electric fan oven, a wine fridge, a dishwasher and a washing machine. There is space and plumbing for an American-style fridge/freezer and space for further appliances, if required, at the far end of the room.



The stairs feature a high-quality oak balustrade and curve up to the landing, which includes a large understairs cupboard, and alongside is the downstairs cloakroom. This has a white WC and a curved wash hand basin with a vanity unit below. There is a frosted window to the side of the house, a radiator and dark flooring in keeping with the colour scheme of the house.

On the landing, there is a sizeable window to the front of the property and, further along the landing, there is access to the loft which has a ladder, a light and is partly boarded.

The main bedroom has generous proportions with a large window overlooking the rear garden and including feature Juliet doors, a ceiling fan with a light, wall lights and two double wardrobes running along one wall. The en-suite features a white, contemporary, curved wash hand basin and concealed cistern WC set within a stylish unit, which provides three storage cupboards and three drawers for excellent storage. Additionally, it includes a curved shower cubicle with an Aqualisa shower.

Bedrooms 2 and 3 are good-sized doubles, with bedroom two located to the rear of the property and featuring Juliet doors and windows on each side. Bedroom 3 is to the front of the house and is bright and airy with silver grey walls above the dado rail and mid grey beneath. The family bathroom has a bath with an Aqualisa shower above, a WC with a concealed cistern, and a wash hand basin with a vanity unit below. There is a light-touch mirror together with a brushed chrome finish ladder radiator, again reflecting the attention to detail seen throughout the house.

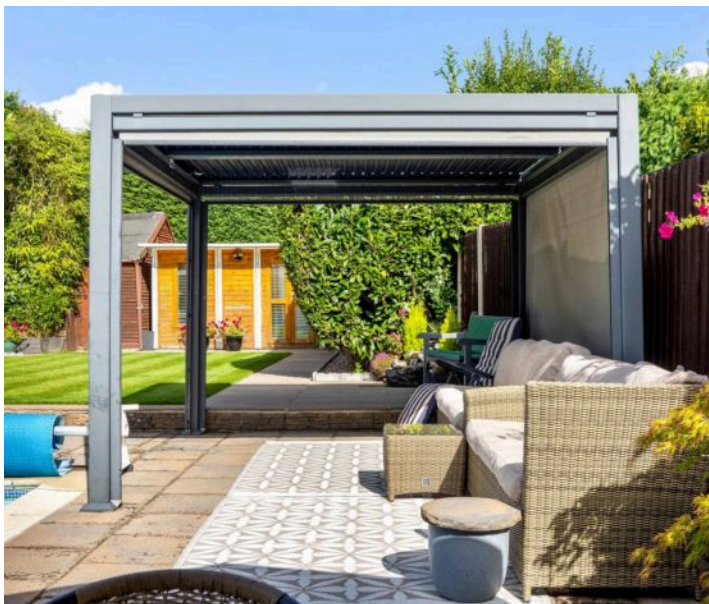




Outside:

Approaching the property to the right is paved with attractive brick edging, providing off-road parking for two cars. To the left is a palm tree and an area of lawn. Along both borders, there is a wavy line of topped fencing with access to the rear garden on both sides.

The rear garden has an exceptionally spacious terrace adjacent to the house with further paving on each side of the swimming pool. To the right, there is a large gazebo providing both an area of shade and a superb feature for outdoor entertaining. There is a low wall with a pathway to the right leading to the far end of the garden. There is an area of lawn with high hedges ensuring privacy and a garden shed providing excellent storage space. The outside office/summer house has power and light, making it ideal for those working from home or as a summer house, perhaps with a bar area too, according to individual preferences. The garden is larger than average and is a lovely space for both socialising and relaxing whilst also enjoying the luxury of a swimming pool.

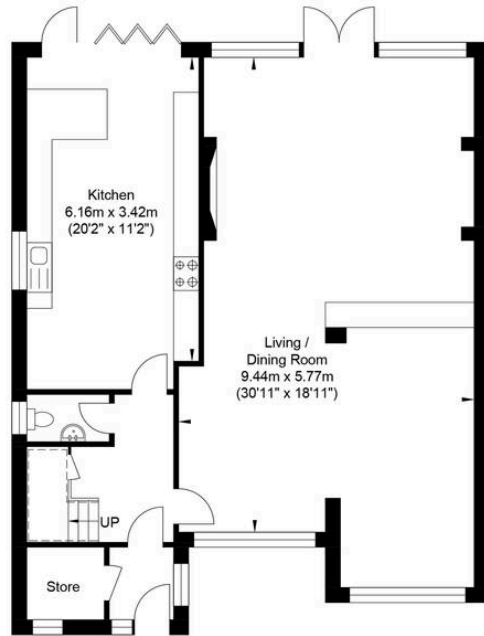


Crawley Down is located on the eastern side of Crawley close to open countryside. The village provides a selection of local shops, butchers, a public house, a school and a village hall. There are also a number of bus routes that provides links to the surrounding areas. East Grinstead Town Centre with its selection of shops, restaurants, recreation facilities, schools and college, is approximately 6 miles. The local schools are Crawley Down Village Church of England School, Copthorne Preparatory School, Imberhorne Secondary School and Worth School www.ofsted.gov.uk. The closest Railway Stations are Three Bridges – 4.6 miles and East Grinstead – 5.7 miles. Junction 10 of the M23 is only 1 mile with access to the M25 and Gatwick Airport is 6.2 miles away.

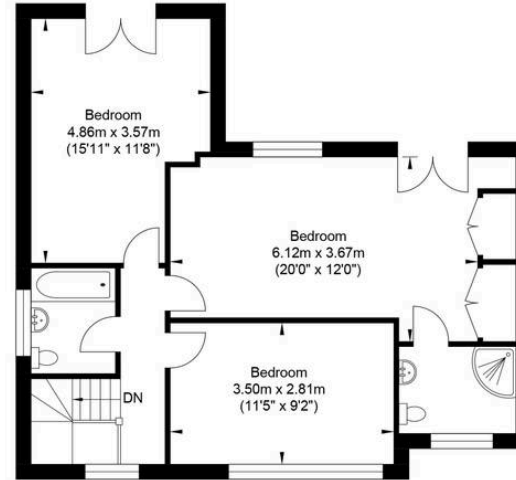
- An opportunity to purchase a detached 3-bedroom, two-bathroom extended family home with off-road parking for two cars
- Immaculately presented and to high specification both inside and outside with engineered oak flooring, oak hardwood balustrade and attractive décor throughout
- Large wow factor open plan lounge/diner with doors onto outside terrace, extended kitchen with breakfast bar and triple bi-fold doors and downstairs cloakroom
- Master bedroom with en-suite shower room, Juliet doors and built-in wardrobes
- 2 further double bedrooms, one of which also has Juliet doors and a family bathroom
- Landscaped larger than average garden with swimming pool, gazebo, garden shed and outside office/summer house
- Located in the popular village of Crawley Down
- Council Tax Band 'E' and EPC 'D'



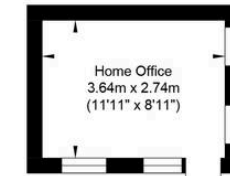
Hophurst Drive



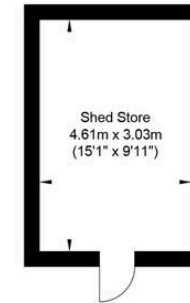
Ground Floor
Approximate Floor Area
990.49 sq ft
(92.02 sq m)



First Floor
Approximate Floor Area
724.41 sq ft
(67.30 sq m)



Outbuilding
Approximate Floor Area
107.31 sq ft
(9.97 sq m)



Outbuilding
Approximate Floor Area
150.37 sq ft
(13.97 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 159.32 sq m / 1714.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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