



**Saxon Road, Worth**  
In Excess of £650,000

**MANSELL  
McTAGGART**  
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- Located within a peaceful area in the desirable Worth district
- Detached family home with double garage
- Downstairs cloakroom | En-suite shower room | Family bathroom
- Living room | Open plan kitchen/dining room | Conservatory
- Four bedrooms
- Driveway parking for several cars
- Well presented throughout
- Council Tax Band 'F' and EPC 'D'

A well presented and much improved four bedroom, two bathroom detached family home situated in the sought after area of Worth. The property boasts an open plan kitchen/dining room with underfloor heating, two further reception areas and a double garage and private driveway.



Upon entry to the house there is an entrance hallway with stairs leading to the first floor and a useful storage cupboard beneath as well as access to the downstairs cloakroom for added convenience. On your right is the living room with a window to the front aspect allowing in plenty of natural light to flow through the room and an inset feature fireplace creating a focal point. Furthermore, there is ample space for a couple of sofas and additional living room furniture with an archway leading seamlessly through to the rear of the house. The open plan kitchen/dining room is a wonderful space, stretching the entire width of the house, making this an ideal family/entertaining area. The kitchen is fitted with a wide range of attractive cupboards and drawers along with integrated appliances and ample space for a dining table and chairs, finished with under floor heating and a door leading to the driveway for easy access.



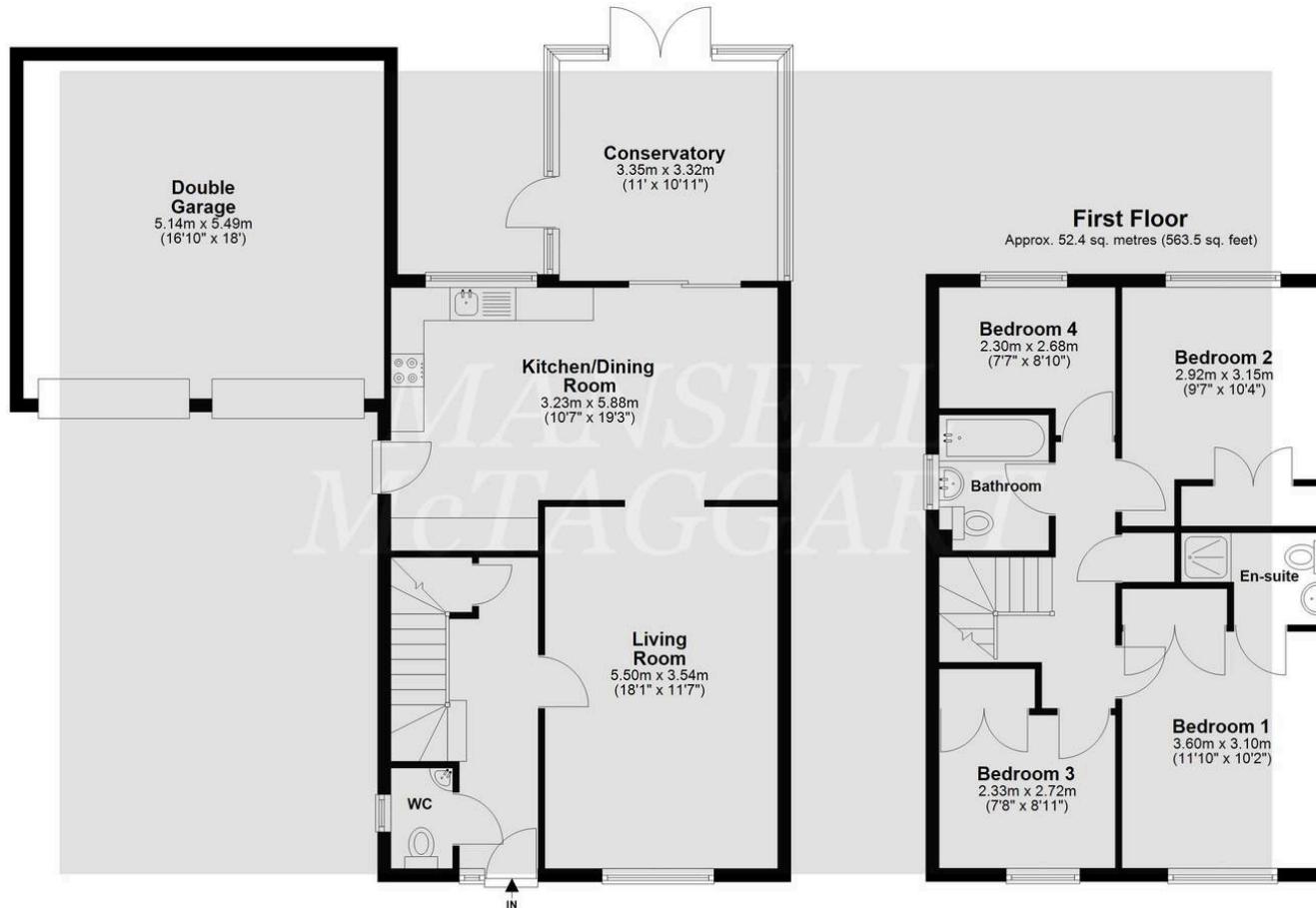
Completing the downstairs accommodation is the conservatory, built with floor to ceiling double glazed windows and doors with a polycarbonate roof – a useful additional room for anyone wanting a play room or working from home. Heading upstairs, the first floor landing offers access to all four bedrooms, family bathroom, loft being fully boarded and fitted with a Werner loft hatch and wooden ladder and airing cupboard. Bedroom one overlooks the front aspect and comes equipped with built-in wardrobes and a modern en-suite shower room comprising of a shower cubicle, WC, wash hand basin, chrome towel warmer, underfloor heating and opaque window. Bedroom two is a double room overlooking the rear with bedroom three, another double and overlooks the front. Both bedrooms also benefit from built-in double wardrobes. Bedroom four is a single room to the rear. Finally, the family bathroom is fitted in a stylish white suite comprising of a panelled bath with shower unit over and glass shower screen, WC, pedestal wash hand basin, chrome towel warmer, underfloor heating and opaque window.

#### Outside

To the front of the house there is a large driveway to provide parking for several vehicles, leading to the double garage with two electric roller doors for access. In addition, there is a small front garden laid to lawn with perimeter hedging for extra privacy.

Gated side access leads to the rear garden, which is predominantly laid to lawn with a patio abutting the foot of the house, the whole enclosed by wooden panel fencing.

**Ground Floor**  
Approx. 91.6 sq. metres (986.3 sq. feet)



Total area: approx. 144.0 sq. metres (1549.8 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.

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