



MANSELL  
McTAGGART  
Trusted since 1947  
FOR SALE  
01342 310711  
mansellmctaggart.co.uk

MANSELL  
McTAGGART  
Trusted since 1947

Hophurst Drive, Crawley Down  
£550,000

MANSELL  
McTAGGART  
Trusted since 1947

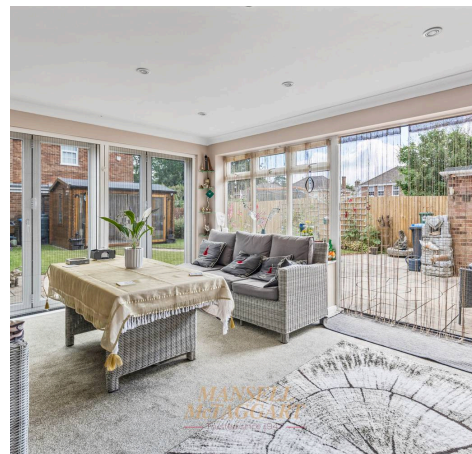




- A substantial and well-designed three-bedroom detached family home situated on a good-sized plot with private parking
- Entrance hall-Living room- Family room/dining room with bifold doors on two sides- Cloakroom – Kitchen/breakfast room
- Two large double bedrooms, a further single bedroom – Bathroom
- Large frontage providing scope for further enlargement STPP-Garage
- Attractive landscape rear gardens with a 4 x 3-meter cabin with power and light, currently being used as an office
- Council Tax Band 'E' and 'tbc'

A substantial three-bedroom detached family home with further potential situated in the highly sought-after village of Crawley Down, this substantial and well-presented three-bedroom detached family home offers spacious accommodation throughout, together with scope for further enlargement, subject to the necessary planning permissions.

The property is approached via a private driveway providing off-road parking for two vehicles, bordered by a lawned area and attractive, well-stocked flower and shrub beds. An entrance porch leads into a welcoming hallway featuring a panelled front door, wooden flooring, and a useful under-stairs storage cupboard. To the front of the property is a generous living room with ample space for sofas and additional freestanding furniture. To the rear, a superb family room/dining room enjoys views over the garden and benefits from bifold doors on two sides, creating a bright and versatile living space ideal for both entertaining and family life.





The ground floor also includes a cloakroom with a frosted window, a wash hand basin, a WC, and useful storage space.

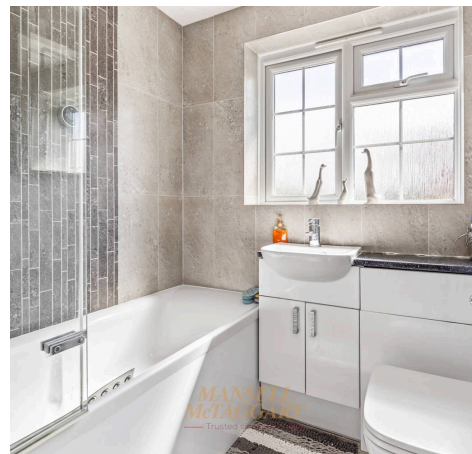
The kitchen is fitted with an attractive range of wall and base units complemented by work surfaces, a sink unit, an integrated dishwasher, a washing machine, a gas hob, and an oven. A door provides direct access to the rear garden.

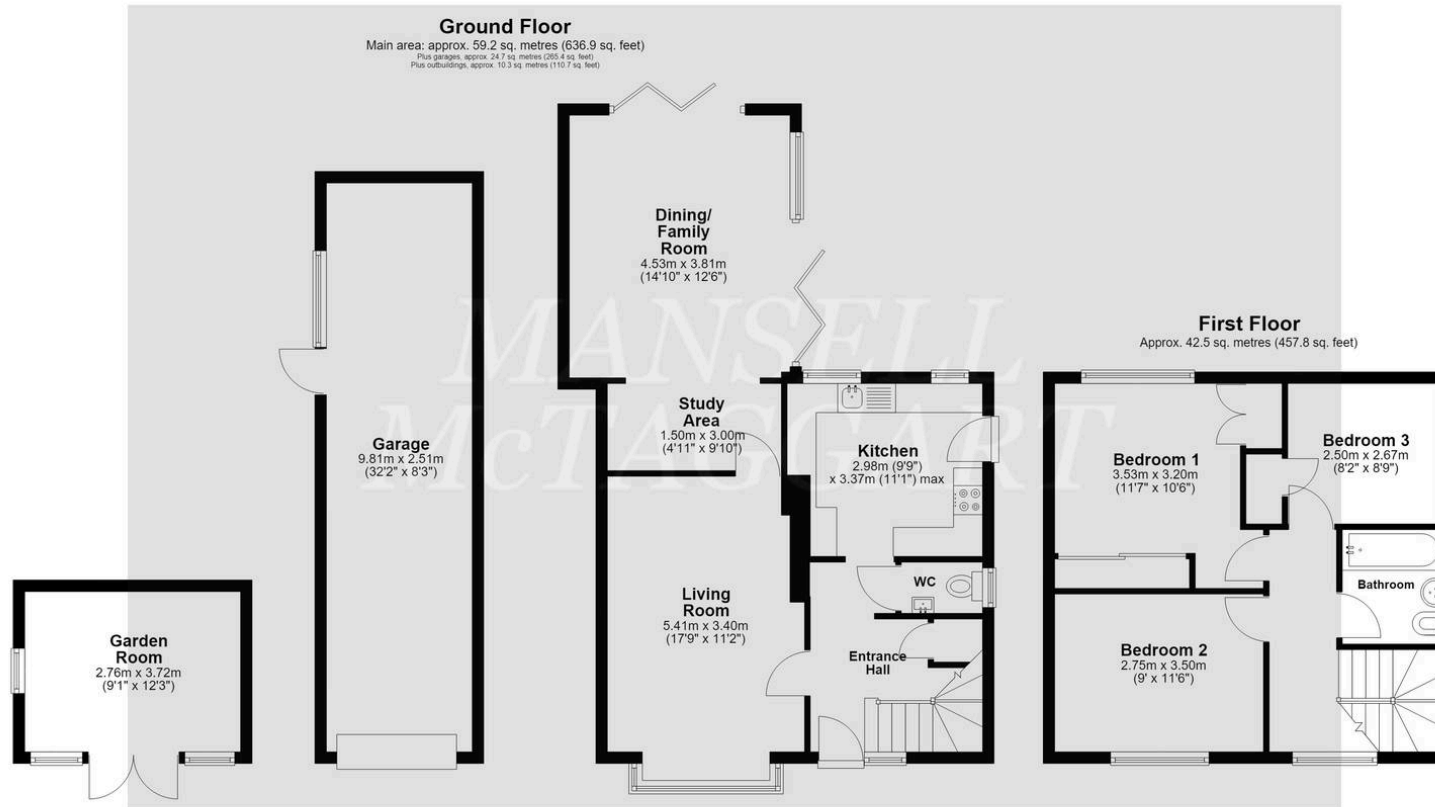
On the first floor, the landing provides access to the loft and an additional storage cupboard. There are two spacious double bedrooms, each offering plenty of room for king-size beds and freestanding furniture, together with a further single bedroom.

The family bathroom comprises a panel-enclosed bath, WC, wash hand basin with storage beneath, heated towel rail, recessed spotlights, and a frosted rear-facing window.

Externally, the property benefits from a large garage equipped with light and power, together with a door providing access to the garden. The rear garden is mainly laid to patio and lawn, complemented by mature shrubs and flower borders. A particular feature is the detached 4m x 3m log cabin with power and lighting, currently utilised as a home office.

Internal viewings are highly recommended to fully appreciate the space, presentation, and potential this excellent family home has to offer.





Main area: Approx. 101.7 sq. metres (1094.6 sq. feet)  
Plus garages, approx. 24.7 sq. metres (265.4 sq. feet)  
Plus outbuildings, approx. 10.3 sq. metres (110.7 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 Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

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

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

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.