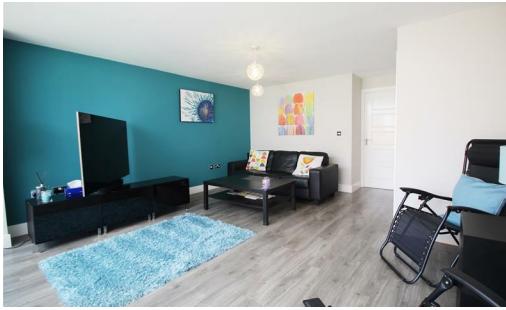




**Taylor  
Robinson**



## Witney Road, Furnace Green, Crawley, RH10 6GJ

Nestled in the highly sought-after Furnace Green area of Crawley, this modern semi-detached house, built by Barratt Homes, offers a wonderful opportunity for families seeking a comfortable and spacious residence. The property boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy. The top floor features a Master Bedroom Suite with a large en suite shower room. The Master Bedroom, Bedroom 2 and Bedroom 3 also have the added advantage of built in mirrored wardrobes.

The ground floor comprises a welcoming reception room, perfect for entertaining guests or enjoying family time. Additionally, a useful cloakroom enhances the practicality of the layout. The property is designed to cater to modern living, ensuring that every corner is both functional and inviting.

One of the standout features of this home is its south-west facing rear garden, which is ideal for enjoying sunny afternoons and outdoor gatherings. The garden is set in a tranquil cul-de-sac position, facing a small wooded copse, offering a peaceful retreat from the hustle and bustle of everyday life.

Conveniently located close to Crawley town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. With no onward chain, this property is ready for you to move in and make it your own. This semi-detached house is not just a home; it is a lifestyle choice in a desirable location. Don't miss the chance to view this exceptional property.

**£545,000 Freehold**

# Witney Road, Furnace Green, Crawley, RH10 6GJ



• Four Bedroom House	• Top Floor Master Bedroom Suite with En Suite Shower Room	• Black High Gloss Fitted Kitchen
• Living Room	• Amtico Flooring on the Ground Floor	• Family Bathroom
• Cloakroom	• Lovely Position in the Close	• Driveway & Garage
Entrance	Bedroom 2	En Suite
Cloakroom	14'8" x 8'5" (4.47 x 2.57)	9'5" x 6'8" (2.87 x 2.03)
Kitchen/ Breakfast Room	Bedroom 3	Outside
14'4" x 8'1" (4.37 x 2.46)	12'3" x 8'5" (3.73 x 2.57)	Rear Garden
Living Area	Bedroom 4	Driveway to front
15'1" x 14'7" (4.60 x 4.45 (4.59 x 4.44))	9'4" x 6'5" (2.84 x 1.96)	Garage
Dining Area/ Conservatory	Bathroom	
14'7" x 6'4" (4.45 x 1.93)	6'11" x 6'5" (2.11 x 1.96 (2.12 x 1.95))	
Garage	Stairs to Second Floor	
17'9" x 9'7" (5.41 x 2.92)	Master Bedroom	
Stairs to First Floor Landing	22'6" x 11'0" (6.86 x 3.35)	

## Council Tax Band: E





## Floor Plan



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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