



## Somerley Drive, Forge Wood, Crawley, RH10 3SU

Welcome to this stunning three-bedroom semi-detached home located on Somerley Drive in Crawley. This modern property is arranged over three floors, offering ample space and a contemporary living experience.

As you enter, you will be greeted by a beautifully designed open-plan living and dining area, which is perfect for both entertaining and family gatherings. The bi-fold doors at the rear of the property allow natural light to flood the space and provide a seamless transition to the outdoor area, creating an inviting atmosphere.

The home boasts three well-proportioned bedrooms, with the top-floor main bedroom featuring its own en-suite bathroom, providing a private retreat for relaxation. The remaining bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, children's rooms, or a home office.

In addition to the spacious living areas, this property includes a garage equipped with power, offering convenient storage or the potential for a workshop. The home is in superb condition throughout, ensuring that you can move in with ease and enjoy your new surroundings from day one.

Situated in a desirable location, this semi-detached house is perfect for families or professionals seeking a modern lifestyle in Crawley. With its excellent layout and high-quality finishes, this property is not to be missed. Come and experience the charm and comfort of this lovely home for yourself.

***Offers In Excess Of £475,000 Freehold***

# Somerley Drive, Forge Wood, Crawley, RH10 3SU



- Three-bedroom semi-detached home
- Open-plan living/dining with bi-fold doors to rear
- Garage with power & lighting
- Arranged over three floors
- Top-floor main bedroom with en-suite
- Parking in front of garage
- Superb condition throughout
- Modern kitchen & downstairs WC
- Estate management charge £372pa

Entrance

WC

Kitchen

11'11" x 6'11" (3.65 x 2.12)

Living Room / Dining Area

14'8" x 11'0" (4.48 x 3.36)

Landing

Bedroom 2

14'3" x 9'2" (4.35 x 2.81)

Bedroom 3

14'1" x 8'8" (4.30 x 2.66)

Bathroom

7'3" x 6'9" (2.23 x 2.07)

Landing

Bedroom 1

11'11" x 10'7" (3.64 x 3.23)

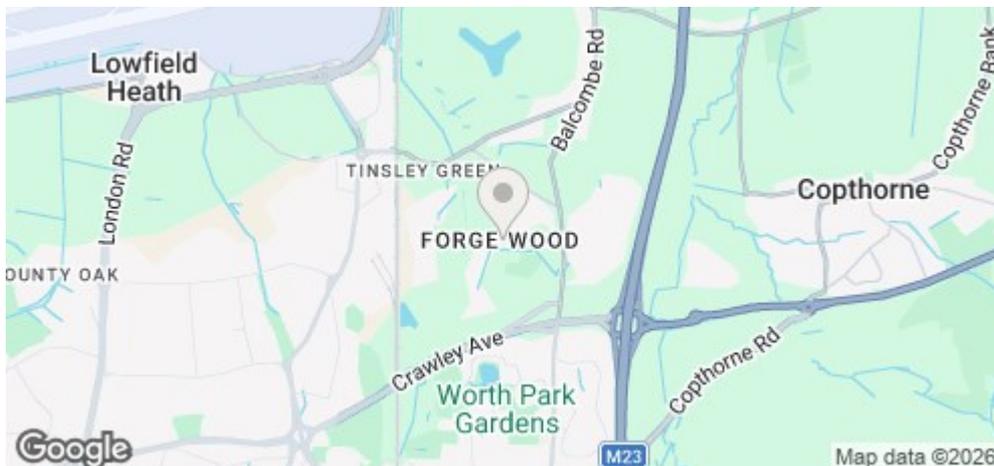
Shower Room

9'2" x 6'4" (2.80 x 1.94)

Garage

20'2" x 10'2" (6.15 x 3.12)

## Council Tax Band: D





# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	