



**Taylor
Robinson**



Arun Valley Way, Faygate, Crawley, RH12 0BE

Welcome to this charming semi-detached house located in the sought-after area of Kilnwood Vale. This newly built property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With three lovely bedrooms and two bathrooms, there is ample space for everyone.

Situated in the new development of Kilnwood Vale, this home offers the convenience of a home office or study situated in the rear garden, ideal for those working remotely or needing a quiet space to focus. The upper floor master bedroom suite provides a luxurious retreat within the comfort of your own home.

Parking is a breeze with space for parking vehicles in the garage and driveway. The enclosed rear garden offers a private outdoor oasis, perfect for enjoying a morning coffee or hosting summer barbecues.

Don't miss the opportunity to make this property your own and enjoy the peaceful surroundings of this wonderful neighbourhood. Contact us today to arrange a viewing and take the first step towards owning your dream home in Horsham.

Offers In Excess Of £450,000 Freehold

Arun Valley Way, Faygate, Crawley, RH12 0BE



- 3 Bedroom Semi Detached House
- Living Room
- Enclosed Rear Garden
- Upper Floor Bedroom Suite
- En Suite Shower Room
- Driveway & Garage
- Fitted Kitchen
- Addition of Home Study / Office
- Estate management charge £26 per month

Entrance Hall
14'9" x 4'0" (4.50 x 1.22)

Bedroom 3
9'6" x 8'3" (2.90 x 2.53)

Driveway
Home Office / Study
11'4" x 7'10" (3.46 x 2.40)

Cloakroom
5'2" x 3'10" (1.58 x 1.18)

Family Bathroom
8'3" x 5'5" (2.53 x 1.67)

Living Room
15'7" x 11'5" (4.75 x 3.48)

Stairs to top floor Landing
Bedroom 1
16'9" x 12'4" (5.12 x 3.77)

Kitchen
11'1" x 8'5" (3.38 x 2.58)

En Suite Shower Room
7'3" x 3'10" (2.22 x 1.18)

Stairs to First Floor

Outside

Landing
11'2" x 3'5" (3.41 x 1.06)

Rear Garden
Garage
20'2" x 10'2" (6.16 x 3.11)

Council Tax Band: E





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 firms 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) A	95	
(81-91) B	85	
(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	