



Chevening Close  
Tollgate Hill, WEST SUSSEX RH11 9QU

**£450,000**



## Chevening Close, Tollgate Hill, WEST SUSSEX RH11 9QU

A well presented and extended four bedroom detached family home, which is situated in a cul de sac, within the Tollgate Hill area of Crawley, close to the junction of the M23. The property has been extensively improved by the current owners and now benefits from a refitted kitchen, utility room and bathroom with quality fittings and Aqualisa shower unit. The house has been tastefully decorated and benefits from a third reception room which offers flexible use and is currently used as a study. Further benefits include a large block paved driveway, garage and an attractive secluded rear garden. EPC rating D (64).

### Hallway

Front door, radiator, wood effect flooring, stairs to the first floor, door to:

### Downstairs Cloakroom

White suite comprising a close coupled W.C. hand basin with a mixer tap, part tiled walls, radiator, "Camaro" wood effect flooring, double glazed obscure window.

### Lounge

13'6 x 12'6 (4.11m x 3.81m)

Double glazed window to the front aspect and a double glazed bay window to the side both with fitted shutters, "Camaro" wood effect flooring, radiator, coving, door to:

### Dining Room

10'10 x 7'11 (3.30m x 2.41m)

Double glazed french doors to the garden, coving, radiator, door to:

### Study

13'0 x 8'11 (3.96m x 2.72m)

Double glazed window to the front and rear aspects, wood effect flooring, radiator.

### Kitchen

10'6 x 7'6 (3.20m x 2.29m)

Refitted range of base and eye level white fronted units with surfaces over and matching splash backs, under unit lighting, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel Miele oven with a four ring gas hob over, feature splash back and stainless steel extractor hood above, integrated drinks fridge, radiator, two cupboards, double glazed window to the rear aspect, archway to:

### Utility Room

7'8 x 6'2 (2.34m x 1.88m)

Refitted range of base and eye level units with work surfaces over and matching splash backs, under unit lighting, inset stainless steel sink with a mixer tap and drainer, space for a washing

machine, tumble dryer and fridge/freezer, double glazed window to the rear aspect, double glazed door to the garden.

### Landing

Access to the loft space, airing cupboard, doors to:

### Bedroom One

12'7 x 9'2 (3.84m x 2.79m)

Double glazed window to the rear aspect, radiator, built in wardrobes with sliding doors, coving, laminate flooring.

### Bedroom Two

17'4 x 9'2 (5.28m x 2.79m)

Double glazed windows to the front and rear aspects, radiator, laminate flooring, coving.

### Bedroom Three

9'10 x 9'2 (3.00m x 2.79m)

Double glazed window to the front aspect, radiator.

### Bedroom Four

8'8 x 6'7 (2.64m x 2.01m)

Double glazed window to the front aspect, radiator, laminate flooring.

### Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and separate Aqualisa shower over, feature hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, tiled walls, recessed lights, extractor fan, heated towel rail, tiled floor, obscure double glazed window.

### To The Front

Block paved driveway leading to the garage and front door, garden area to the side, path to the side leading to the rear via an access gate.

### Garage

With an up and over door, power and light.

### Rear Garden

The garden is an attractive feature of the property and has a good degree of seclusion as it backs onto a wooded area. It comprises a paved patio area adjacent to the house, side access gate, covered decked seating area, steps up to an area of artificial lawn with a further patio area to one corner, fence and wall enclosed borders.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

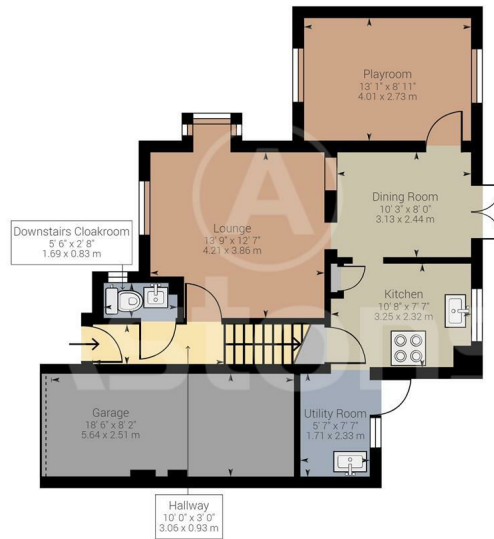
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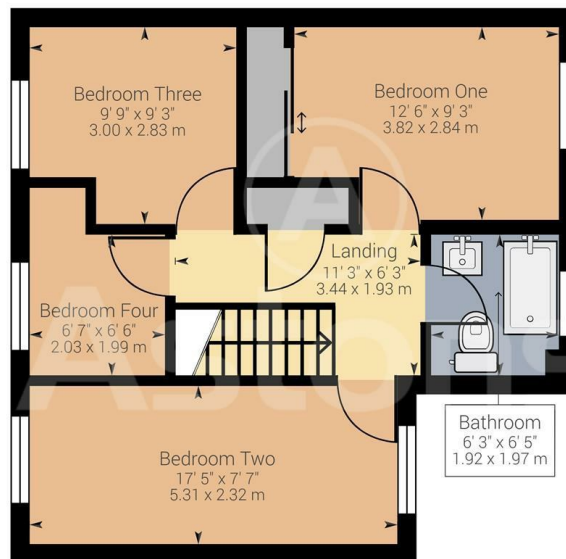
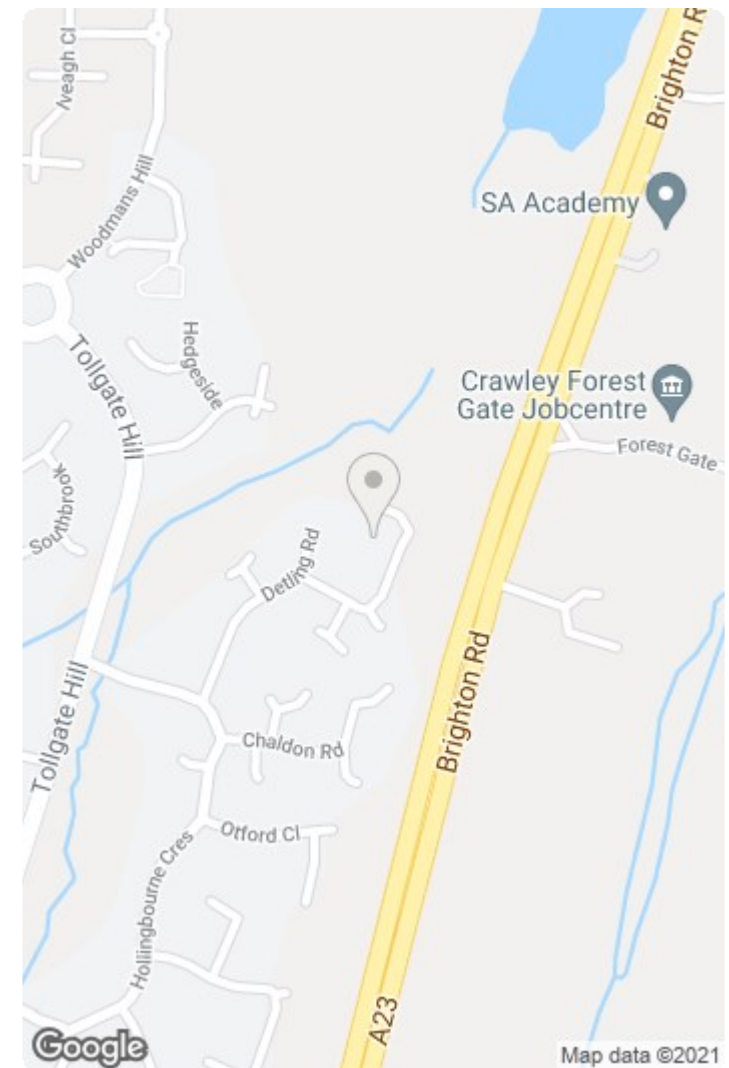




Approximate net internal area: 588.15 ft² (741.93 ft²) / 54.64 m² (68.93 m²)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Approximate net internal area: 498.74 ft² / 46.33 m²  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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