



Oh!

OLIVER
HART

ESTATE AGENTS

**MONARCH CLOSE,
Crawley, W.Sussex,
RH11 8JH**

A simply wonderful three bedroom family home on quite close overlooking fields.

Guide Price
£350,000 to
£375,000



Key Features

- Three good size bedrooms
- Very well maintained throughout
- Wonderful views
- Spacious kitchen / diner
- Large pantry
- Attractive garden
- New garage with 18 yrs warranty
- Porch entrance
- Short walk to buses and shops
- Boiler with 2 years warranty
- Guide Price £350,000 to £375,000

Particulars

There is a good size entrance porch for shoes and coats as you enter the property, which leads through to the downstairs hallway.



One of the first things you will notice is how well the property has been lovingly maintained.

“ Welcoming..

On the ground floor there is a downstairs w/c, a useful under stairs area



and a bright and spacious living room

To the rear of the house is a large kitchen with dining area, sizable pantry and sliding patio doors to garden.



The kitchen has a clean modern look, with a five point gas hob and double oven, integrated dish washer and all appliances available to remain if required.

Combi boiler is approx 5 years old (with some warranty remaining).



{ comfort }



Upstairs consists of three bedrooms, two of which are doubles and one single. The master bedroom has lovely views over fields opposite, and a recess space for a large wardrobe. Bedroom two is again a good size double with recess space for large wardrobes. The third bedroom is a larger than normal single.



Style ”

There is a stylish fully tiled bathroom with shower attachment.

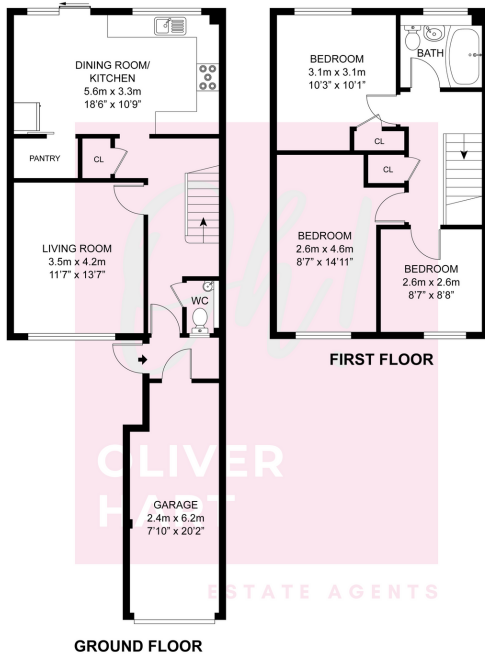


The garage was re-built only two years ago with a 18 years guarantee remaining, including a new roof.

The garden has a number of beautiful roses, plus a patio area ideal for entertaining and barbeques.







GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 538.9 sq ft, 50.0 m²
 FIRST FLOOR: 513.3 sq ft, 47.7 m²
 TOTAL: 1052.2 sq ft, 97.7 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.