



**3 Weller Close, Worth, Crawley, RH10 7QE  
Offers In The Region Of £875,000**



# JAMES DEANE

E S T A T E A G E N T S

This executive detached family is situated in a quiet cul-de-sac and has been stylishly refurbished to a high finish and specification. The improvements include a new electric garage door, new doors and windows, EV charging point, smart technology, solar panels, underfloor heating, bespoke new kitchen with bi-fold doors, new utility room, integrated sound system, new boiler and contemporary redecoration throughout.





PRICE RANGE £875,000 - £925,000

This impressive executive detached family home has been meticulously upgraded to a high finish and specification. The property is situated in a quiet cul-de-sac, offering seclusion and privacy, and is within easy reach of local amenities.

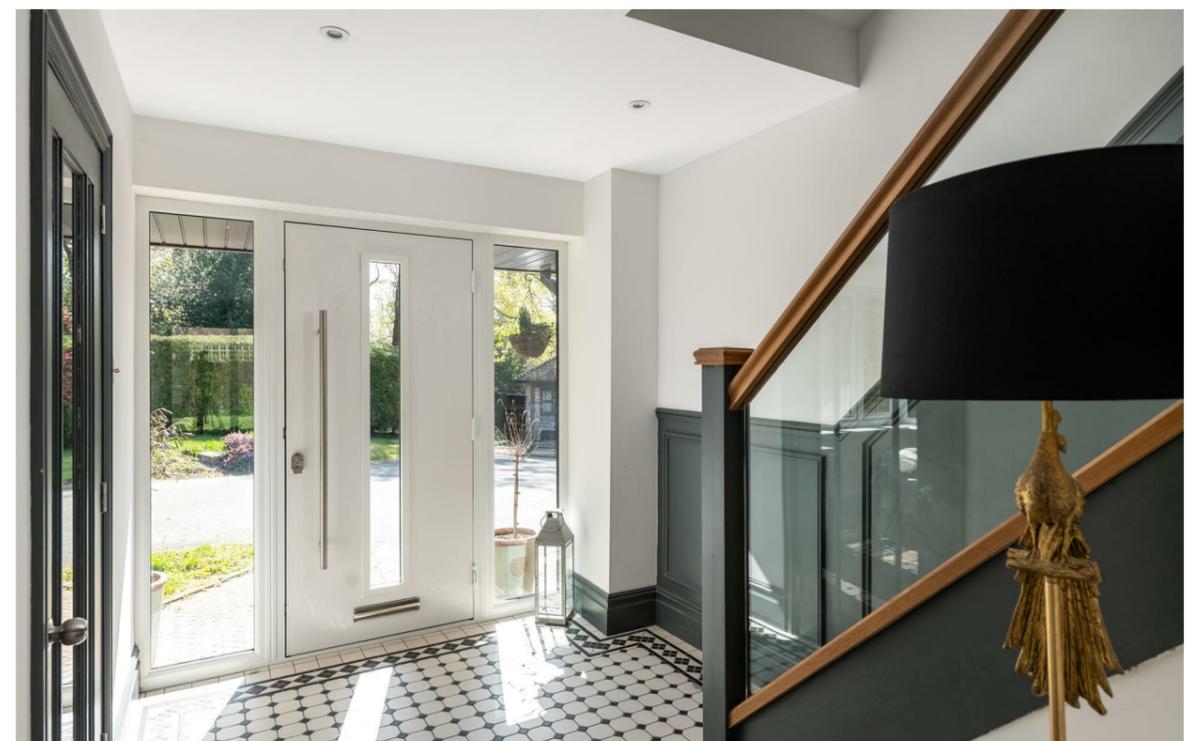
The property offers generous accommodation over two floors and its design includes solar panels, new windows and doors and new boiler ensuring energy efficiency and cost savings.

The ground floor features an elegant entrance hall, living room with working wood burner and bay window and a superb open plan Elmbridge kitchen/dining room with bi-fold doors leading out to the patio, creating a seamless transition between inside and out. Both receptions feature individually zoned underfloor heating and the bespoke kitchen is equipped with integrated appliances, quartz work surfaces, centre island, integrated sound system and a walk-in pantry cupboard. There is also a useful utility room with direct access outside and a conservatory that is currently used as a home gym.

The stylish stairwell features a glass balustrade and there are five double bedrooms located on the first floor, with the main bedroom including a beautifully appointed en-suite shower room. A luxurious bathroom with separate shower serves the other four bedrooms on this floor.

Externally, this freehold property also has the added benefit of a private driveway offering parking for multiple vehicles, an integral double garage with electric roller door and EV charging point. There is side access to the garden, which includes a hot tub, new patio and area laid to lawn.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is walking distance to the local town, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Three Bridges mainline station provides fast services to London and the south coast.









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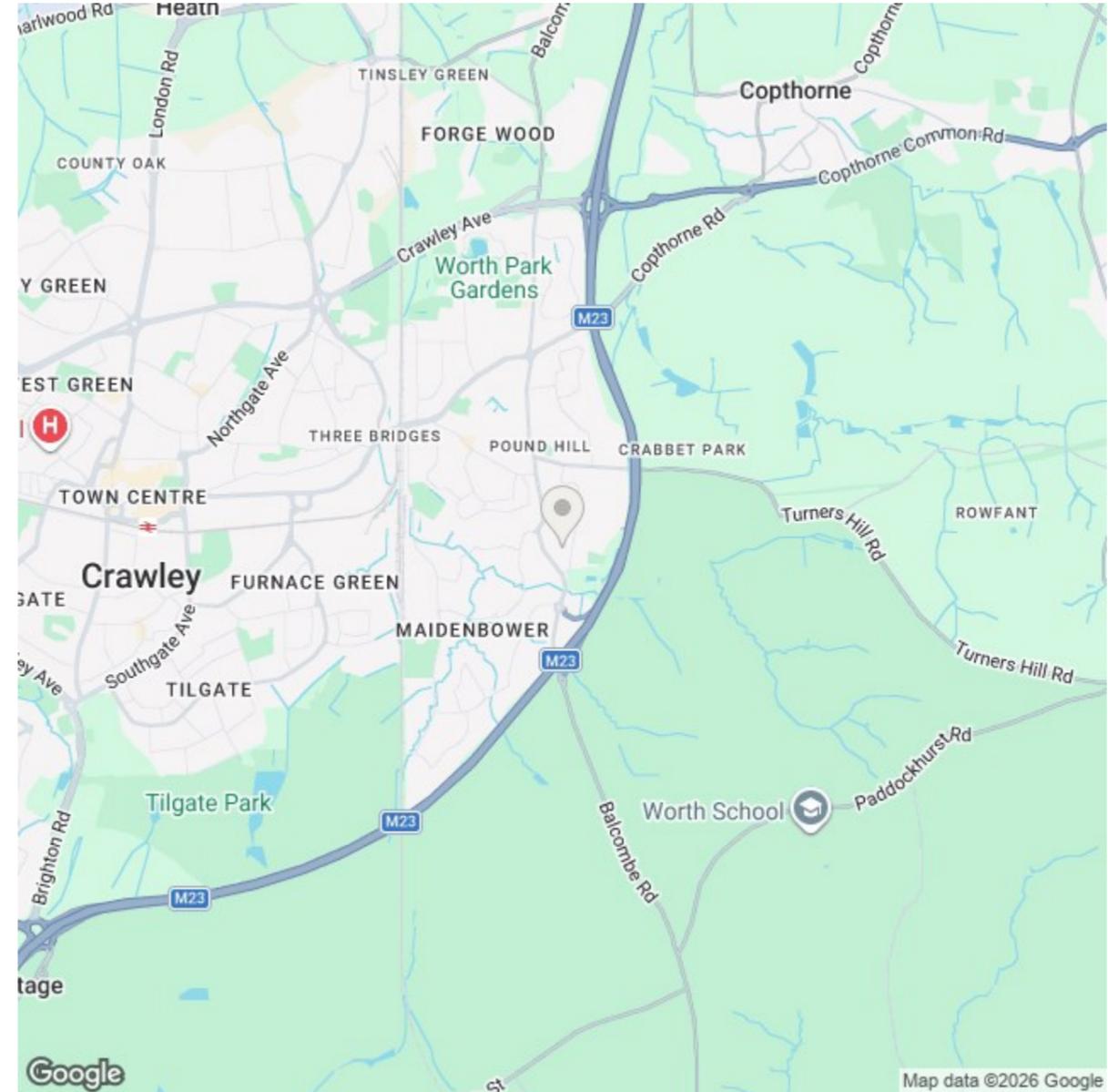


- High Finish & Specification including Smart Technology
- Quiet-Cul-De-Sac Location
- Underfloor Heating, Solar Panels & New Boiler
- Bespoke Fitted Kitchen with Centre Island & Bi-Fold Doors
- Five Bedrooms including Master with Deluxe Ensuite
- Living Room with Feature Wood Burner
- Double Garage with Electric Roller Doors and EV Charging Point
- Garden with Patio & Hot Tub
- Utility Room
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Internal Area: 1765.30 sq ft**

**Tenure: Freehold**

**Local Authority: Crawley BC**

**Council Tax Band: G**

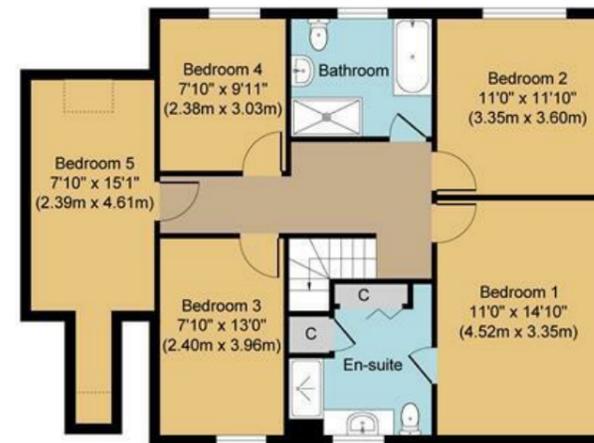
**Do you have a property to sell?  
If so we can provide you with a free market appraisal.**

**Do you need a solicitor?  
We can provide you with no obligation quotes from our panel of preferred solicitors.**

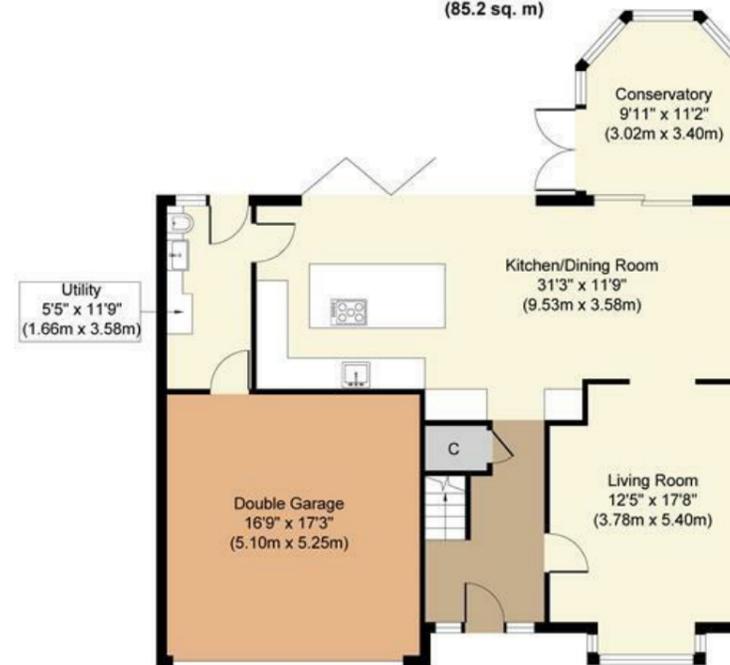
**Do you need a mortgage?  
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**

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## FLOOR PLAN



First Floor  
Approximate Floor Area  
917 sq. ft  
(85.2 sq. m)



Ground Floor  
Approximate Floor Area  
1,151 sq. ft  
(107.0 sq. m)



### Weller Close, RH10 Approx. Gross Internal Floor Area 2,069 sq. ft / 192.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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