



6 Bashford Way, Worth, Crawley, RH10 7YJ

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A beautifully presented linked detached family home, located in a popular residential road in Worth. Lovingly updated by the current owners to offer a modern interior perfect for those buyers looking to do very little work to their next home.

There is a spacious hallway with the bonus of a downstairs cloakroom set off to the left hand side. A bright and airy dual aspect lounge/diner is the real social space of this home and has wood effect flooring for that low maintenance feel. To the rear is an upgrade and contemporary kitchen, with matching wall and base units, integrated

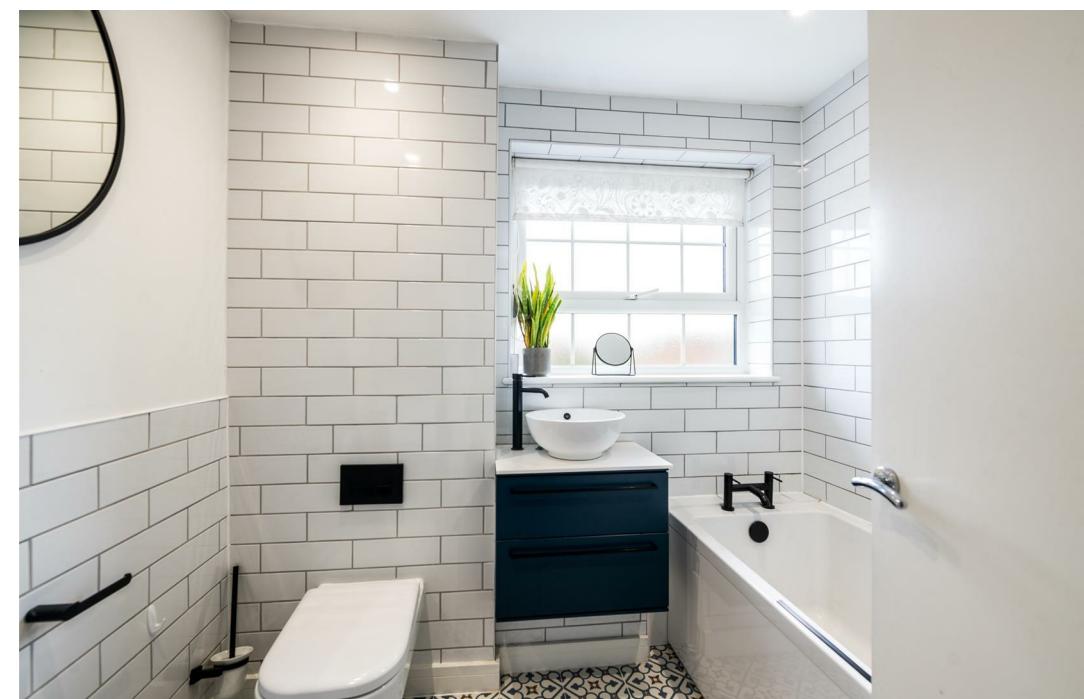


appliances and door leading out to the rear garden. On the first floor are three good sized bedrooms of which two are doubles and the main bedroom has the benefit of fitted wardrobes. The modern family bathroom has a white suite, part tiled walls and frosted window to the rear.

Outside the rear garden is beautifully presented with a collection of evergreen shrubs and herbaceous borders lawn and paved area as well as rear access to the garage. Set to the front is off road parking and attached garage with light and power.

There are a collection of popular local schools with in the area, catering for all age groups as well as good public transport links servicing the local area as well as Three Bridges railway station.

Offers In Excess Of £475,000



Floor plan



Bashford Way, RH10
Approx. Gross Internal Floor Area 1026 sq. ft / 95.31 sq. m

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is accepted 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 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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TENURE: Freehold

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(50-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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J A M E S D E A N
E S T A T E A G E N T S

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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