



Guide Price **£260,000 - £280,000** Freehold

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Borage Close, Broadfield, Crawley

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Moore & Partners

GUIDE PRICE £260,000 - £280,000. A WELL PRESENTED THREE BEDROOM, THREE RECEPTION ROOM PROPERTY. WITH GOOD SIZED BEDROOMS, FAMILY BATHROOM, GROUND FLOOR SHOWER ROOM AND W/C. THE PROPERTY MAKES FOR A GOOD FAMILY HOME OR IS A GOOD INVESTMENT FOR BUY TO LET

On entering the property you step in to the inner hallway which gives access to all ground floor rooms and stairs that rise to the first floor. A w/c with hand wash basin can be found immediately on your right hand side, moving down the hallway on your right there is a separate shower room with single shower cubicle. To your left you have a reception room which can be used as a play room or study, this room is a good size, capable of holding a range of furniture and overlooks the front garden. At the end of the hallway, the property opens up to provide a central kitchen/diner, which offers great entertaining space. The refitted kitchen provides a range of base and eye level units, with integrated electric oven and hob. There are further spaces for a washing machine, fridge and freezer. At the rear of the property is there are two further reception rooms, currently used as single bedrooms, which both have access to the rear garden.

Moving upstairs there are three bedrooms and family bathroom. Bedrooms one and two are good sized doubles with plenty of room for a king size beds and additional bedroom furniture. Bedroom one also benefits from built in wardrobes. Bedroom three is a single but benefits a window overlooking the rear. The family bathroom has been refitted and is now fully tiled with a white three piece suite. There is a skylight for natural light and ventilation.

Outside there is a small courtyard garden located to the front, to the rear there is a small garden offering enough space for garden furniture or children's trampoline.

Parking is offered to the front of the property via a residential parking area on a first come first basis.

The property lends its self to being a great family home as well a property for investment, if you were looking at stepping into the buy to let or HMO market.

Located nearby is the parade of Broadfield, offering a range of shops as well as within 0.3 miles is the number 10 Fastway bus route. Offering great service 24hrs a day 7 days a week and services Three Bridges, Manor Royal Industrial Estate and Gatwick Airport.

EPC Rating D



Room Details

Ground Floor

Entrance Hall

Cloakroom

Shower Room

Reception One 3.59m x 2.40m (11'9" x 7'10")

Kitchen/Diner 4.42m x 4.38m (14'6" x 14'4")

Reception Two 3.50m x 2.15m (11'6" x 7'1")

Reception Three 3.50m x 2.19m (11'6" x 7'2")

First Floor

Bedroom One 3.69m x 3.00m (12'1" x 9'10")

Bedroom Two 4.40m x 2.29m (14'5" x 7'6")

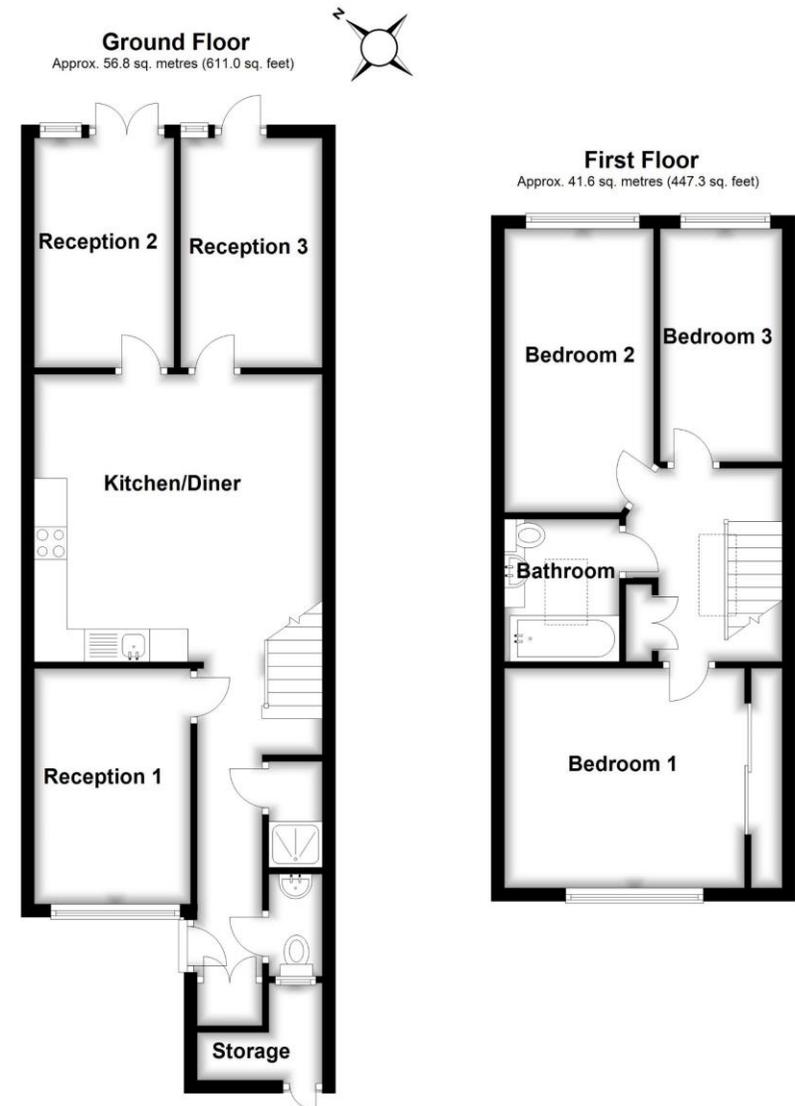
Bedroom Three 3.55m x 1.89m (11'8" x 6'2")

Bathroom

Outside

Front Courtyard

Rear Garden



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

