



Asking Price Of **£315,000** Freehold

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Broadfield, Crawley, RH11

 4  1  2  Y  Y  2 Miles



Moore & Partners

A WELL-PRESENTED LINKED END OF TERRACE FAMILY HOUSE, WITH REFITTED KITCHEN, BATHROOM, SHOWER ROOM AND W/C. THERE IS ALSO A SPACIOUS LOUNGE/DINER, FOUR BEDROOMS AND GARAGE ENBLOC. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SPACE ON OFFER.

On entering the property you step immediately into the entrance porch which doubles as a utility room, with plumbing for washing machine. There is still space for your shoes and coats, as well having two storage cupboards. The hallway gives access to the kitchen, lounge, w/c, storage cupboard and stairs that rise to the first floor. The w/c comprises of a low level WC and wash hand basin, with a window for added light and ventilation. The kitchen has a range of base and eye level units with fitted electric hob and oven, there are further spaces for a dishwasher and tall fridge freezer. The kitchen has a single door which leads out into the garden and onto the extensive patio, great for those morning coffee or evening drinks. The L-shaped lounge/diner has a really cosy feel to it, with plenty of room for a range of sofas and dining furniture for all the family to gather of an evening. There is plenty of space for further free standing furniture and windows allow views over the garden.

Moving upstairs there is a generous landing which provides access to all four bedrooms, family bathroom, shower room, loft and airing cupboard and storage cupboard. The master bedroom is a good sized room and comfortably houses a king size bed with built in wardrobes to one end, whilst enjoying views to the rear of the property. Bedroom two is also a good sized room making a great second double, the room measures 13'1" x 8'4" meaning there is room for a double bed and plenty of free standing furniture. Bedroom three is a small double with room for free standing furniture, whilst bedroom four is a single room and can hold a single bed and wardrobe, making it an ideal room for the kids or home office. The family bathroom has been fully tiled and currently consists of a three piece white suite with, bath & shower over the top, low level WC and wash hand basin. There is also a chrome effect towel rail and window for natural light and ventilation. In addition to the family bathroom the current owner has fitted a separate shower room off of the landing, incorporating single shower cubicle with electric shower and towel rail.

Outside in the garden there is an area of lawn, patio, decking and bedding for a range of plants. To the side of the property there is a gate which takes you through to the residential parking area. At the foot of the garden there is a large metal shed and a large wooden shed with light and power. This could be easily converted into a home office.

EPC Rating C.



Room Details

Ground Floor

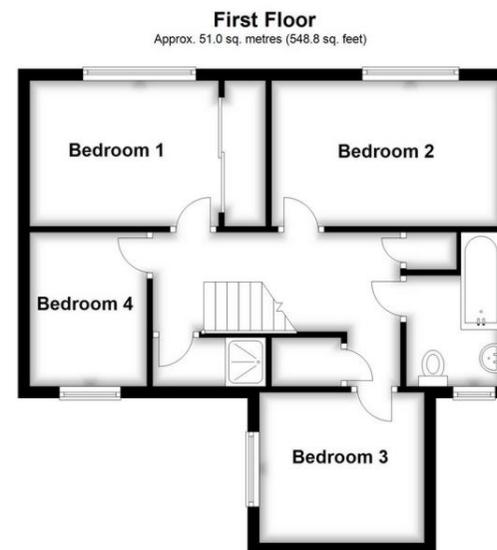
Entrance Porch	7'6" x 3'8" (2.29m x 1.12m)
Entrance Hall	
Cloakroom	5'8" x 3'7" (1.73m x 1.09m)
Kitchen	11'5" x 7'8" (3.48m x 2.34m)
L-Shaped Lounge/Diner	18'3" x 11'4" to 17'5" (5.56m x 3.45m to 5.31)

First Floor

Landing	
Bedroom One	10'9" to wardrobe x 8'4" (3.28m to wardrobe x 2.54m)
Bedroom Two	13'1" x 8'4" (3.99m x 2.54m)
Bedroom Three	8'5" x 9'5" (2.57m x 2.87m)
Bedroom Four	8'8" x 6'8" (2.64m x 2.03m)
Bathroom	6'7" x 5'5" (2.01m x 1.65m)
Showr Room	6'5" x 2'6" (1.96m x 0.76m)

Outside

Back Garden



Total area: approx. 101.2 sq. metres (1088.9 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.

