



Guide Price £475,000 - £500,000 Freehold

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Durham Close, Tilgate, Crawley RH10 5JX

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Moore & Partners

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Located in Tilgate with excellent transport links and amenities is this extended four-bedroom end of terrace house which must be viewed to appreciate the superb spacious living accommodation on offer. Driveway for 3/4 cars and a 22 x 12'3" detached outbuilding.

This substantial well-presented four-bedroom end of terrace property is located within Tilgate with excellent access to Crawley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The property is very well presented throughout and makes an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features a spacious kitchen/breakfast room, re-fitted shower room, driveway for 3/4 cars and a detached outbuilding.

On entering the property, you walk into the double width entrance hall with stairs to first floor. Within the entrance hall there is plentiful storage and space for coats and shoes. The entrance hall accesses the downstairs w/c, kitchen/breakfast room and open plan lounge/diner. Walking in to the open plan kitchen/breakfast room you instantly notice the generous range of base and eye level units with work-surface surround. Space is provided for all kitchen appliances which includes space for two upright fridge freezers. To the rear of the kitchen an opening lead nicely through to the breakfast area which provides space for a 4/6-seater table and chairs. Double opening doors provide direct access into the rear garden and patio seating area. The WOW factor to this property is the open plan L-Shaped 21'5" x 18'4" lounge/diner. This amazing room will fulfil all your family's needs which provides ample floor space for free standing sofas and lounge furniture along with space for an 8/10-seater dining room table and chairs. A window overlooking the rear garden provides plenty of natural light along with the double opening doors which provide direct access into the rear garden.

To the first floor there are four bedrooms and the family shower room. The master bedroom is a real feature to the property which incorporates a 10'2" x 7'2" dressing room. There are two further generous double bedroom and a spacious single bedroom.

To the outside there is brick block driveway for three/four cars. The rear garden is laid with Astro Turf for ease of maintenance with a patio seating area. To the rear of the garden is the 22' x 12'3" detached outbuilding which could be converted into a summer house, office, gym or an outside bar. The garden provides a good degree of privacy and seclusion.



Room Details

Ground Floor

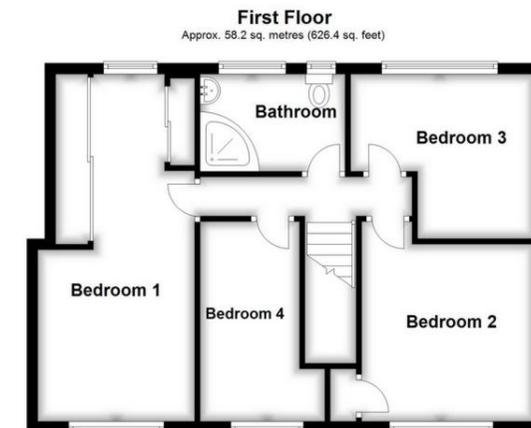
Entrance Hall	12'7" x 6'7" (3.84m x 2.01m)
Downstairs W/C	
Kitchen/Breakfast Room	25'10" x 11'0" (7.87m x 3.35m)
L- Shaped Lounge/Diner	21'5" x 18'4" (6.53m x 5.59m)

First Floor

Landing	
Master Bedroom	11'3" x 8'7" (3.43m x 2.62m)
Dressing Area	10'1" x 5'1" (3.07m x 1.55m)
Bedroom Two	10'11" x 10'10" (3.33m x 3.30m)
Bedroom Three	12'3" x 10'1" (3.73m x 3.07m)
Bedroom Four	11'9" x 7'2" (3.58m x 2.18m)
Family Shower Room	7'9" x 5'10" (2.36m x 1.78m)

Outside

Driveway for Three/Four Cars	
Detached Outbuilding	22'0" x 12'2" (6.71m x 3.71m)
Rear Garden	



Total area: approx. 127.5 sq. metres (1372.5 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.

