



Guide Price £325,000 - £350,000

Freehold

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Moore & Partners

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A wonderfully presented three-bedroom family home located in the very popular Tilgate area. This property offers generous internal accommodation with the added benefit of a double-glazed conservatory and a very generous rear garden.

This well presented three-bedroom terraced property is located within the very desirable area of Tilgate. Providing excellent access to both Three Bridges and Crawley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The property has been upgraded with both kitchen and bathroom being re-fitted. This property offers spacious living accommodation with the added benefit of a double-glazed conservatory making this an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location.

On entering the property, you walk immediately into the spacious entrance hall / utility room with stairs to first floor. From the entrance hall / utility room you can access the kitchen. A door opening leads nicely through to the modern fitted kitchen which offers a range of base and eye level units and work surface space surround all set against tiled walls with built in 5 ring gas hob, built in oven with space provided for additional white goods. A rear aspect window overlooks the rear garden and door provides direct access into the conservatory. Located conveniently next to the kitchen is the dining room which can comfortably hold a six-seater dining room table and chairs with additional floor space for additional furniture as well as a door to the conservatory which accesses the rear garden. Open to the dining room is the generous lounge with a window to the front. The room provides a great relaxation space and can comfortably hold sizeable sofas and further furniture, with the open fireplace making a great focal point to this cosy room.

The first-floor landing is accessed from stairs in the entrance hall. From the landing you access the loft space, all bedrooms and bathroom. The master bedroom has a view to the front of the house and can comfortably hold a king-size bed with adequate space for bedroom furniture as well as a fitted wardrobe. Bedroom two is a generous double room with a view over the rear garden and space for furniture. Bedroom three measures 11'10 in length and is a versatile room with a built-in over stairs cupboard and space for a single bed and furniture. The modern bathroom comprises of a white suite incorporating a shower over the bath, shower screen inset sink with cupboard under and W/C all set against tiled walls and flooring with two windows to the rear.

To the outside the rear garden is a real feature to this property being mostly laid to lawn with a raised patio seating area. The rear garden is enclosed with panelled fencing and provides a good degree of privacy and seclusion.



Room Details

Ground Floor

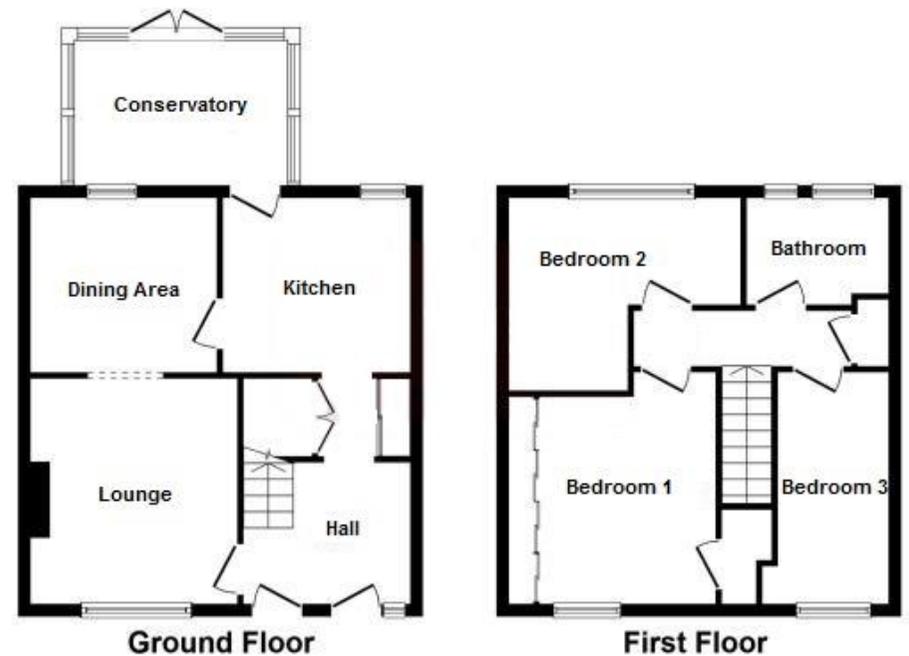
Entrance Hall	9'2" x 6'5" (2.79m x 1.96m)
Utility Area	5'1" x 5'1" (1.55m x 1.55m)
Kitchen	10'1" x 9'0" (3.07m x 2.74m)
Dining Room	9'11" x 9'11" (3.02m x 3.02m)
Lounge	11'0" x 10'11" (3.35m x 3.33m)
Conservatory	12'1" x 7'6" (3.68m x 2.29m)

First Floor

Landing	
Master Bedroom	11'9" x 8'11" (3.58m x 2.72m)
Bedroom Two	12'6" x 10'2" (3.81m x 3.10m)
Bedroom Three	11'11" x 7'2" (3.63m x 2.18m)
Family Bathroom	7'7" x 5'11" (2.31m x 1.80m)

Outside

Front Garden
Rear Garden



This floor plan is for illustration purposes only

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.

