



Guide Price £290,000 - £300,000

Freehold

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Flamstead Heights, Broadfield, Crawley RH11 9JS

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Moore & Partners



**Guide Price £290,000 - £320,000.**

**A spacious three-bedroom terrace property located in the ever-popular area of Broadfield. The property benefits from generous ground floor accommodation which includes a very spacious lounge/diner, downstairs w/c, re-fitted kitchen and bathroom.**

This substantial three double bedroom family home is located within Broadfield with excellent access to the Town Centre and Ifield train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. This spacious family home makes an ideal purchase for those looking for excellent ground floor accommodation to suite the family's needs. This property also makes an ideal purchase 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 step immediately into the generous entrance hall with stairs to first floor provides access to the downstairs W/C, kitchen and open plan lounge/diner. The entrance hall also provides plentiful space for coats and shoes. The superb open plan lounge/diner provides a great relaxation space for all the family with natural light coming from the glazed double opening doors at the rear which lead onto the rear garden patio area. The re-fitted kitchen benefits from an excellent range of base and eye level units, with work surface surround, there is room for, washing machine, dishwasher, tumble dryer and free-standing fridge freezer.

The first-floor landing provides access to the loft space, family bathroom and all three bedrooms. The Master bedroom which overlooks the rear garden and can easily hold a king size bed and has plenty of room for free standing bedroom furniture. Bedroom two is also a double bedroom measuring 14'7" x 8'2", which can comfortably hold a double bed, has plenty of space for free standing furniture and also overlooks the rear garden. Bedroom three is a good size to and can comfortably hold a small double bed and free-standing furniture. The family bathroom has been refitted with a white three-piece suite with an electric shower fitted over the bath, all set against tasteful tiling. To the front of the property there is an enclosed front garden and pathway which lead to the front door.

The generous rear garden really is a relaxing sanctuary and provides excellent privacy and seclusion. An extended patio area is ideal for your garden patio furniture and a really good entertainment area. A wooden pagoda with mature flowers and plants enclose a stunning Koi Carp pond with water fall. To the rear of the garden is wooden gate which provides rear access to the garden.

There are excellent transport links which service Gatwick Airport and Town Centre via the No 10 bus route which runs 24 hours a day. Other bus services are available.



# Room Details

## Ground Floor

Entrance Hall

Downstairs W/C

Kitchen

Lounge/Diner

## First Floor

Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

## Outside

Enclosed Front Garden

Rear Garden

11'4" x 10'10" (3.45m x 3.30m)

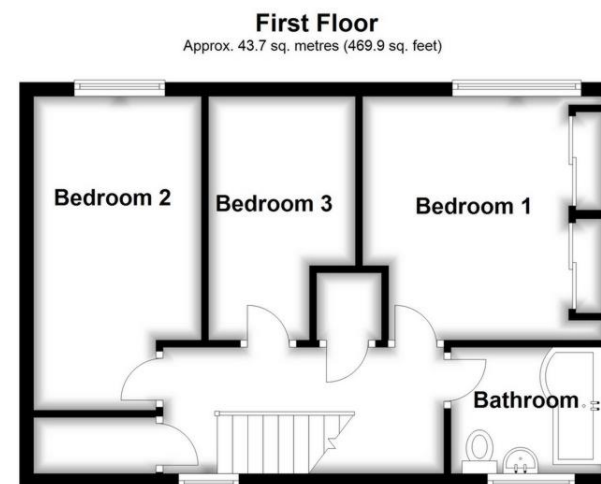
17'7" x 15'2" (5.36m x 4.62m)

11'4" x 11'3" (3.45m x 3.43m)

14'7" x 8'2" (4.45m x 2.49m)

11'4" x 6'6" (3.45m x 1.98m)

6'8" x 6'2" (2.03m x 1.88m)



Total area: approx. 87.2 sq. metres (938.3 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.



