



Guide Price £375,000 - £400,000 Freehold

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Oxford Road, Tilgate, Crawley, RH10

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Moore & Partners

**GUIDIE PRICE £375,000 - £400,000.**

**THIS SUPERB THREE-BEDROOM SEMI-DETACHED HOUSE IS LOCATED IN THE VERY POPULAR TILGATE AREA. THIS PROPERTY HAS BEEN RE-MODELLED AND UPGRADED AND NOW BENEFITS FROM A 19'10" X 8'11" RE-FITTED KITCHEN/DINER, MODERN BATHROOM AND A LOVELY REAR GARDEN.**

This substantial well-presented three bedroom semi-detached 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/diner, re-fitted bathroom room, conservatory and a lovely rear garden with covered seating area.

On entering the property, you walk into the light and bright entrance hall which provides ample space for coats and shoes. From the entrance hall with stairs to the first floor and landing you access the family lounge. The lounge offers generous floor space for free standing sofas and additional lounge furniture. The front aspect window allows in plenty of natural light and looks out over the front garden and driveway. A double width opening leads nicely through to the open plan re-fitted kitchen/diner. Within the open plan kitchen/dining room, space is provided to comfortably cater for a six seater dining room table and chairs with further floor space for free standing furniture. The kitchen has been re-fitted to a high end standard which consists of a generous range of base and eye level wooden units with work surface surround, there is space for a freestanding cooker (Included) and extractor. Further space is provided for all other white goods. A window in the kitchen provides a view over the rear garden and double opening doors provide direct access into the conservatory from the dining area. A side door from the kitchen provides access into the side covered area which is where you will find the utility room.

The first floor landing gives access to all bedrooms, family bathroom room and hatch to loft. The master bedroom can comfortably hold a super king-size bed and provides additional floor space for bedroom furniture with a view to the rear. Bedroom two can comfortably hold a king size bed and benefits from additional floor space with a view over the front garden. Bedroom three is a single bedroom with built in single bed with a view to the front. The family bathroom has been recently re fitted with a white three piece suite, with wall mounted shower and glazed screen all set against stylish tiled walls and flooring with window.

To the front a dropped kerb leads onto the double width driveway. The driveway provides parking for at least two cars. The rear garden which is mostly laid to lawn is a nice feature to the property and makes the very most of the summer time with a patio seating area which is set to front. Within the rear garden is a covered seating area and two timber built garden sheds. The rear garden is enclosed and offers a good degree of privacy.



# Room Details

## Ground Floor

Entrance Hall

Family Lounge 13'6" x 11'11" (4.11m x 3.63m)

Kitchen/Diner 19'10" x 8'11" (6.05m x 2.72m)

Conservatory 12'7" x 9'4" (3.84m x 2.84m)

Utility Room 9'9" x 6'0" (2.97m x 1.83m)

Side Covered Passage 18'5" x 4'1" (5.61m x 1.24m)

## First Floor

Landing

Master Bedroom 13'7" x 12'2" (4.14m x 3.71m)

Bedroom Two 13'6" x 8'11" (4.11m x 2.72m)

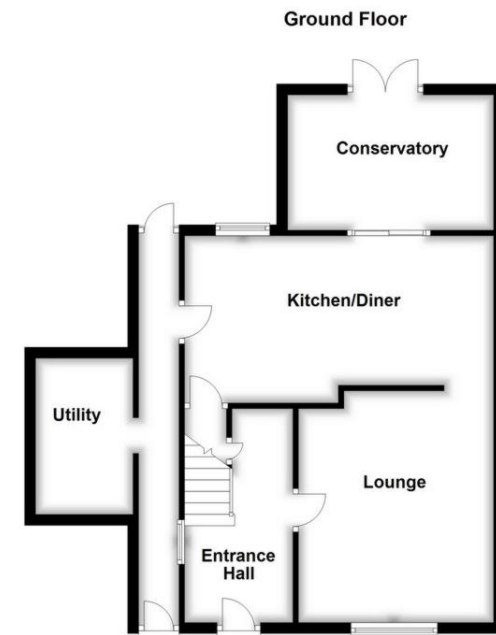
Bedroom Three 9'3" x 7'4" (2.82m x 2.24m)

Bathroom 7'5" x 5'5" (2.26m x 1.65m)

## Outside

Driveway Two Cars

Rear Garden



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

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