



Guide Price £375,000 - £400,000

Freehold

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Moore & Partners

GUIDE PRICE £375,000 - £400,000

This well presented three-bedroom semi-detached house is located in the very popular neighbourhood of Tilgate. The property benefits from being close to Tilgate park, local shopping parade, excellent transport links and schools. No Onward Chain.

This substantial 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 house 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 features a large garden, combi boiler, a covered side access passage, brick storage shed, a very generous rear garden and is within walking distance of Tilgate Park.

On entering the property, you walk immediately into the generous entrance hall with stairs to the first floor with under stairs storage. The generous entrance hall is filled with plenty of natural light from a side aspect window and provides access into the family lounge and kitchen. The generous family lounge is located at the front of the property and offers plentiful floor space for free standing sofas and additional floor space for free standing furniture. Through the opening to the rear of the property you will find the dining room. The dining room provides plentiful floor space for a four/six-seater dining table and chairs which is great for entertaining family and friends. The dining room provides direct access into the rear garden through the double-glazed door which provides the room with plenty of natural light. The kitchen offers a range of base and eye level units, with space for cooker and all other white goods. A rear aspect window provides a wonderful view of the rear garden and allows plenty of natural light to filter through. There is a built-in larder storage cupboard and a door to the side which provides access into the covered side walkway. From the covered side walkway, you can access the brick store room. The covered side walkway provides doors to front and to the rear providing access to both the of the property and the rear a garden.

Moving upstairs the first-floor landing with hatch to loft provides access to all bedrooms, family bathroom and separate W/C. The master bedroom can comfortably cater for a super king size bed with additional floor space for free standing furniture. Bedroom two is a generous double bedroom with space for additional furniture. Bedroom three is large single bedroom. The family bathroom is fitted with a two-piece suite and window. The separate W/C is adjacent to the bathroom with low level W/C and window providing light and ventilation.

A gate opens into the front garden and leads to the front door. A further door to the right enters the covered walk way to the side of the property which has a further door into the garden. The very generous rear garden is a great feature to the property offering a patio seating area which leads onto an area of level lawn which is enclosed with panelled fencing to all sides, providing a decent degree of privacy. To the rear of the garden there is a covered seating area and gate which leads into the field behind the garden.



Room Details

Ground Floor

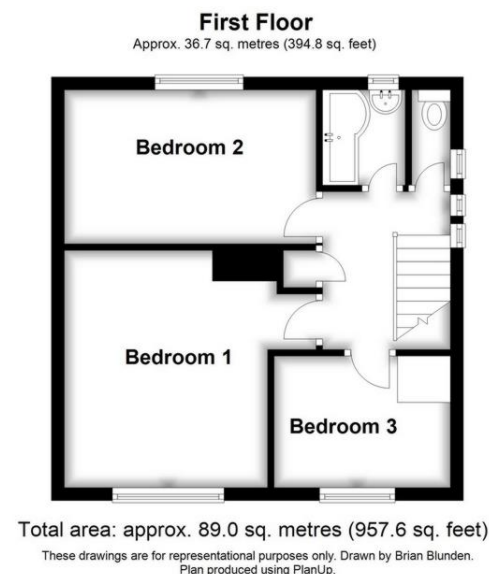
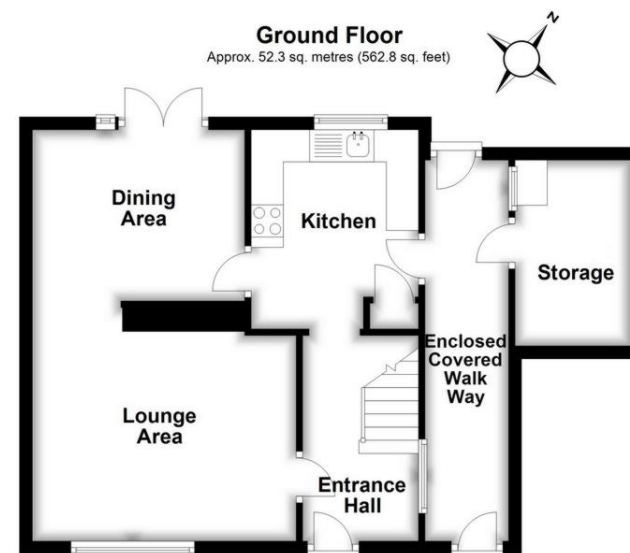
Entrance Hall	10'3" x 5'10" (3.12m x 1.78m)
Kitchen	10'7" x 8'6" (3.23m x 2.59m)
Dining Room	10'11" x 9'0" (3.33m x 2.74m)
Lounge	13'7" x 11'11" (4.14m x 3.63m)

First Floor

Landing	
Master Bedroom	13'7" x 12'1" (4.14m x 3.68m)
Bedroom Two	13'8" x 8'11" (4.17m x 2.72m)
Bedroom Three	9'5" x 7'6" (2.87m x 2.29m)
Bathroom	5'5" x 4'10" (1.65m x 1.47m)
Separate W/C	5'5" x 2'6" (1.65m x 0.76m)

Outside

Side Covered Walkway	20'0" x 4'3" (6.10m x 1.30m)
Brick Storage Room	9'6" x 5'11" (2.90m x 1.80m)
Front Garden	
Rear Garden	



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.

