



Guide Price £350,000 - £375,000 Freehold

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Wooding Grove, Broadfield, Crawley RH11 9PN

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Moore & Partners

**GUIDE PRICE £350,000 - £375,000.**

**This sought after three-bedroom semi-detached house has been recently upgraded by the current owners. Offering a spacious open plan lounge/diner, re-fitted kitchen, generous rear garden, driveway, and potential to extend. (STPP).**

This substantial three-bedroom semi-detached family home is located within Wooding Grove, Broadfield with excellent access to the Town Centre and Crawley 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. The property also features a driveway, spacious open plan lounge/diner, conservatory and a generous rear garden.

A pathway to the side of the driveway leads to the front door and into the entrance hall which provides ample space for coats and shoes, stairs to first floor and double doors to the spacious family lounge. The family lounge is filled with plenty of natural light which filters through the front aspect double glazed windows. Within the lounge which is great place to relax for all the family there is plentiful floor space for free standing sofas and free-standing furniture. An opening leads nicely through to the dining area which accesses the re-fitted kitchen. The stylish re-fitted kitchen really provides the WOW factor to this property. The re-fitted kitchen boasts a generous range of high-end finish base and eye level units with work-surface surround. The kitchen is also fitted with some appliances such as an Oven and hob with extractor over. Space is provided for dishwasher, washing machine and fridge/freezer. The dining area provides space for a six-seater dining room table and chairs and provides a view of the rear garden through the double opening doors that provide access in to the conservatory. The conservatory provides that additional space for the children's toys or some relaxing seating.

The first-floor landing provides access to all bedrooms and the re-fitted family bathroom. Both bedroom one and two are generous doubles whilst bedroom three is a decent sized single. The Master bedroom can comfortably hold a super king-size bed and still provides ample floor space for free standing furniture. Bedroom Two comfortably holds a double bed and provides space for free standing furniture. Bedroom three is a decent size single and benefits from additional floor space for bedroom furniture. The re-fitted family bathroom comprises of a white three piece with shower and glazed shower screen set against stylish tiled walls and flooring.

To the front there is a driveway for two cars and a small area of lawn and pathway leads to the front door. The side pathway leads to a wooden gate which provides access to the rear garden. The rear garden is a great size that all the family can enjoy with an extended patio to the side which provides an excellent storage area. The garden is set over two levels which are enclosed to the rear with a brick retaining walls and panelled fencing to each side providing plenty of seclusion and privacy. To the side of the property there is the potential to extend subject to planning permission.



# Room Details

## Ground Floor

Entrance Hall

Lounge 13'3" x 12'4" (4.04m x 3.76m)

Dining Room 10'11" x 7'8" (3.33m x 2.34m)

Kitchen 10'10" x 7'8" (3.30m x 2.34m)

Conservatory

## First Floor

Landing

Master Bedroom 15'3" x 8'11" (4.65m x 2.72m)

Bedroom Two 9'3" x 9'0" (2.82m x 2.74m)

Bedroom Three 9'8" x 6'6" (2.95m x 1.98m)

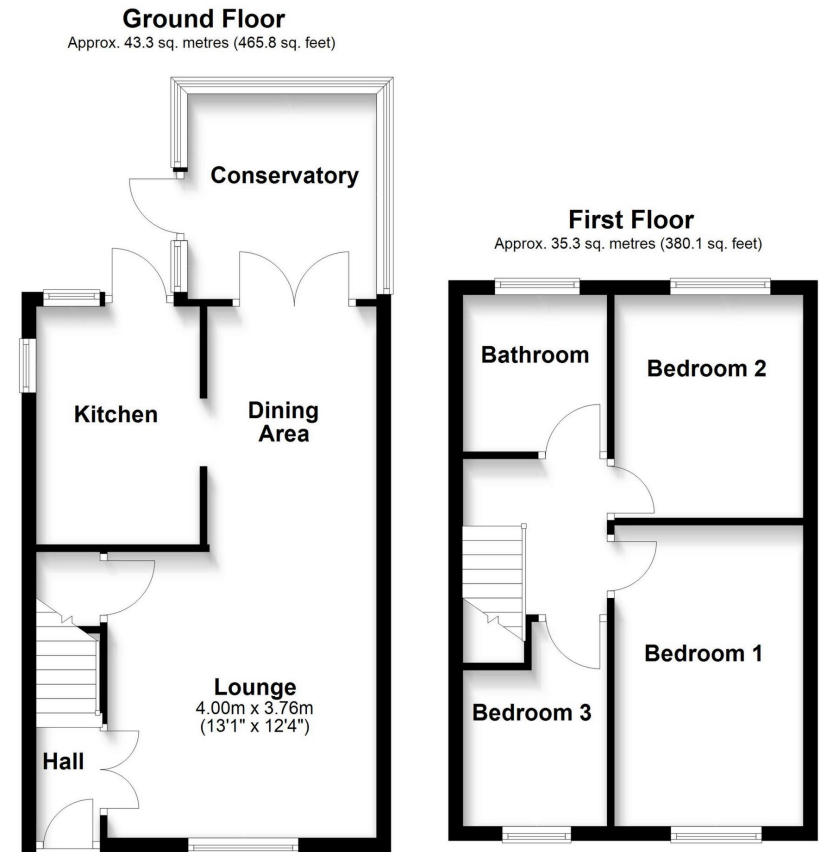
Family Bathroom

## Outside

Front Garden

Driveway

Rear Garden



Total area: approx. 78.6 sq. metres (845.9 sq. feet)

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

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