



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

T: 01293 531721

Gainsborough Road, Tilgate, Crawley RH10 5LG

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Moore & Partners

**GUIDE PRICE £350,000 - £375,000.**

**This very well presented three-bedroom terrace house is located in the very popular neighbourhood of Tilgate. This property benefits from spacious living accommodation an open plan kitchen/diner and is located close to Tilgate Park, schools, shops and transport links.**

This substantial three-bedroom terraced 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 stunning rear garden, a re-fitted kitchen, re-fitted bathroom room with separate shower cubical, downstairs W/C and is within walking distance of Tilgate Park, K2 sports centre & Crawley football stadium.

On entering the property, you immediately step into the spacious entrance hall with stairs to the first floor and landing. The entrance hall provides access to the front aspect lounge, open utility room and downstairs W/C. The open utility area benefits from a range of fitted base and eye level units with an extended worksurface which provides space under for white goods and a small breakfast bar with space for two stools. Within the utility area there is an enclosed under stairs recess which is perfect as a storage area. The utility area leads nicely through to the open plan re-fitted kitchen / dining area which is located at the rear of the property and overlooks the rear garden. The kitchen is fitted with a range of base and eye level units with a generous amount of work surface space. There are some built appliances such as oven and hob with space provided for all further white goods. A window provides plenty of natural light, whilst enjoying a view of the rear garden and door to the rear of the kitchen provides direct access to the garden and patio area. The open dining area has a wonderful, view of the superb rear garden through the triple BI-Folding doors which provide plenty of natural light and access in to the rear garden. The spacious open plan dining area can comfortably cater for a 6/8-seater dining room table and chairs which is ideal for entertaining or enjoying a family meal.

Moving upstairs there are three good sized bedrooms and the re-fitted family bathroom with separate shower cubical. The master bedroom which is located at the front of the property can comfortably hold a super king-sized bed, with room for a range of additional bedroom furniture. Bedroom two is also a double room, which can comfortably hold a double bed with room for a range of additional bedroom furniture. Bedroom three is a spacious single bedroom with space for wardrobes or chest of drawers. The re-fitted bathroom is fitted with a three-piece suite set against tiled walls and a window which provides plenty of light and natural ventilation.

Outside the property to the front there is small front garden. The rear garden is a real feature to this property which benefits from newly laid Porcelain patio tiles a small Pickett fence which separates the lawn from the patio, beautiful lawned garden area and an oversized timber garden shed. The garden is enclosed with panelled fencing which provides a good degree of privacy and seclusion.



# Room Details

## Ground Floor

Porch

Entrance Hall

Downstairs W/C

Open Utility Area

Open Kitchen Area 10'1" x 7'7" (3.07m x 2.31m)

Open Dining Area 10'9" x 10'1" (3.28m x 3.07m)

Family Lounge 11'7" x 10'9" (3.53m x 3.28m)

## First Floor

Landing

Master Bedroom 12'2" x 10'9" (3.71m x 3.28m)

Bedroom Two 10'10" x 10'1" (3.30m x 3.07m)

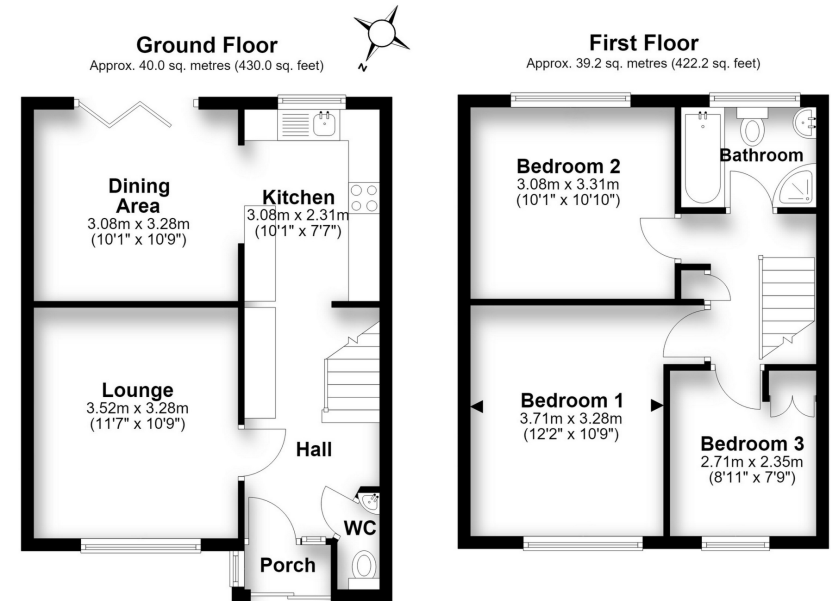
Bedroom Three 8'11" x 7'9" (2.72m x 2.36m)

Bathroom

## Outside

Front Garden

Rear Garden



Total area: approx. 79.2 sq. metres (852.2 sq. feet)

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

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