

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

FILBERT CRESCENT, GOSSOPS GREEN, CRAWLEY, WEST SUSSEX RH11 8EB

ENTRANCE HALL – LIVING ROOM – DINING ROOM

RE-FITTED KITCHEN (2007) – CONSERVATORY

THREE BEDROOMS – RE-FITTED FAMILY BATHROOM (2007)

UPVC FRAMED DOUBLE GLAZING – GAS FIRED CENTRAL HEATING

INTEGRATED APPLIANCES

OFF-STREET PARKING FOR SEVERAL VEHICLES – GARAGE

54' X 26' SOUTH WEST FACING REAR GARDEN



PRICE .. £225,000 .. FREEHOLD

DESCRIPTION

A spacious and attractive three bedroom semi-detached family home, set back off the main road, situated on the western side of Crawley town centre. The accommodation has been up-graded and modernised to a very high standard and comprises on the ground floor; entrance hall, living room, dining room, re-fitted kitchen (2007) and a conservatory. On the first floor there are three bedrooms and a re-fitted family bathroom (2007). Benefits include uPVC framed double glazing, gas fired central heating and integrated appliances. Outside there is a private driveway with parking for several vehicles, leading to a 15'6 x 8'6 garage and access to a 54' x 26' south west rear garden which is mainly laid to patio and lawn.

LOCATION

The property is situated on the western side of Crawley town centre with excellent access to the local shopping parade, which consists of a convenience store, restaurants/takeaways, off-license and public house and a short drive to Crawley town centre with its excellent selection of shops, inns, recreation facilities, schools and mainline railway station (Victoria/London Bridge approx. 35 minutes). Gatwick Airport and Junction 11 of the M23 are also within easy reach.

*PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

BRIGHTON	HASSOCKS	BURGESS HILL	HAYWARDS HEATH	LINDFIELD	CUCKFIELD	CRAWLEY	NEWICK	UCKFIELD
01273 508955	01273 843377	01444 235665	01444 456431	01444 484084	01444 417600	01293 533333	01825 722288	01825 760770

www.mansellmctaggart.co.uk

FILBERT CRESCENT, GOSSOPS GREEN, CRAWLEY, WEST SUSSEX

DIRECTIONS

From Crawley town centre proceed south along the A2220 Horsham Road towards Cheals roundabout. At the roundabout take the third exit onto the Crawley Avenue (A23) and first left onto Gossops Drive. Proceed along Gossops Drive taking the first turning on the right into Filbert Crescent where the property can be found on the left hand side.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL front door, window to side, laminate flooring.

LIVING ROOM (12'1 x 11'8) window to front, gas coal effect fire with marble composite insert and hearth with wooden carved surround, display shelving, TV point, radiator.

DINING ROOM (11'4 x 9') patio door to conservatory, radiator.

RE-FITTED KITCHEN (2007) (11' x 8'7) window to side, door to garden, fitted with an attractive range of wall and base units, sink unit, roll top work surfaces, space for gas oven, integrated fridge/freezer, plumbing and space for washing machine and dishwasher, partly tiled walls.

CONSERVATORY (12'4 x 8') uPVC construction, windows to side and rear, patio door to garden.

Stairs from entrance hall to **FIRST FLOOR LANDING** windows to side, loft access.

BEDROOM 1 (13' x 10'3) window to front, fitted single wardrobe, TV point, radiator.

BEDROOM 2 (11'3 x 10'6) window to rear, laminate flooring, TV point, radiator.

BEDROOM 3 (9'9 x 7') window to side, airing cupboard, radiator.

RE-FITTED BATHROOM (2007) frosted windows to rear and side, suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, WC, heated towel rail, partly tiled.

OUTSIDE

FRONT GARDEN private driveway with off-street parking for several vehicles flanked by lawn and bordered by shrub and flowerbeds.

SOUTH WEST FACING REAR GARDEN (54' x 26') a block paved patio abuts rear of property, the remainder being laid to lawn with shrub and flowerbeds, elevated sun decking, timber garden shed.

GARAGE (15'6 x 8'6) electric up and over door, power and light.

COUNCIL TAX Band 'D' (2009/10 - £1,454.40)

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART LTD

www.mansellmctaggart.co.uk

www.primelocation.co.uk

www.rightmove.co.uk

