

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

LATIMER CLOSE, LANGLEY GREEN, CRAWLEY, WEST SUSSEX RH11 7SJ

ENTRANCE PORCH – ENTRANCE LOBBY

LIVING ROOM – DINING ROOM – RE-FITTED KITCHEN (2006) – UTILITY AREA

TWO DOUBLE BEDROOMS – FURTHER BEDROOM – FAMILY BATHROOM

UPVC FRAMED DOUBLE GLAZING – GAS FIRED CENTRAL HEATING

FRONT GARDEN WITH SCOPE FOR OFF-STREET PARKING (STPP)

57' X 24' SOUTH FACING REAR GARDEN

NO CHAIN



GUIDE PRICE .. £160,000 - £180,000 .. FREEHOLD

DESCRIPTION

A three bedroom terraced family home situated in a quiet cul de sac located on the northern side of Crawley town centre. The property has previously been up-graded and comprises on the ground floor; an entrance porch, entrance lobby, living room, dining room, re-fitted kitchen (2006) and a utility area. On the first floor there are two double bedrooms, a further bedroom and a family bathroom. Benefits include uPVC framed double glazing and gas-fired central heating. Outside there is a front garden with scope for off-street parking (subject to the necessary consents) and side access to a 57' x 24' south facing rear garden which is mainly laid to patio and lawn.

LOCATION

The property is situated within a short walk of Langley Green parade of shops which offers most daily needs from its traditional range of shops and stores, restaurants and public houses. For a more comprehensive range of shops, Crawley town centre is within easy reach with its excellent selection of shops, inns, recreation facilities, schools and mainline railway station (London Victoria 35 minutes). Gatwick Airport and 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.

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20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431

5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600

The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288

The Green
Newick
East Sussex BN8 4LA

01825 760770

212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377

29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333

39 High Street
Crawley
West Sussex RH10 1BQ

LATIMER CLOSE, LANGLEY GREEN, CRAWLEY, WEST SUSSEX

DIRECTIONS

From Crawley town centre proceed north along the A2219 High Street towards Crawley Leisure Park and onto the London Road. Continue along this road taking the third turning on the left onto Martyrs Avenue and third turning on the right into Latimer Close where the property can be found on the left hand side.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH

ENTRANCE LOBBY front door.

LIVING ROOM (12' x 11') bay window to front, fireplace, TV and telephone points, radiator.

DINING ROOM (10' x 9'6) patio door to garden, radiator.

RE-FITTED KITCHEN 2006 (10'1 x 9'1) window to rear, door to garden, fitted with an attractive range of wall and base units, sink unit, roll top work surfaces, integrated electric oven and gas hob with extractor hood over, plumbing and space for washing machine and slimline dishwasher, space for fridge/freezer, coloured wall tiling, ceramic tiled flooring.

UTILITY ROOM (12'2 x 6') door to front, frosted window to front, understairs cupboard.

Stairs from entrance lobby to **FIRST FLOOR LANDING** loft access, airing cupboard.

BEDROOM 1 (11'1 x 11'1) **plus** built in single wardrobe, window to front, radiator.

BEDROOM 2 (10'2 x 12'5) window to rear, radiator.

BEDROOM 3 (11'10 x 7'2 into recess) window to front, overstairs cupboard, radiator.

FAMILY BATHROOM frosted window to rear, suite comprising panelled bath with mixer tap, pedestal wash hand basin, WC, heated towel rail, partly tiled walls.

OUTSIDE

FRONT GARDEN low level wall with footpath leading to front door flanked by wooden chipping. **Scope for off-street parking** (subject to the necessary consents). Side access to:

SOUTH FACING REAR GARDEN (57' x 24') mainly laid to patio and lawn with shrub and flowerbeds.

COUNCIL TAX Band 'C' (2008/09 - £1,252.56)

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www.primelocation.co.uk

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