

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

NEW STREET, THREE BRIDGES, CRAWLEY, WEST SUSSEX RH10 1LW

ENTRANCE PORCH – ENTRANCE HALL – DINING ROOM

CLOAKROOM – KITCHEN – LIVING ROOM – 22' X 11'7 CONSERVATORY

THREE BEDROOMS – FAMILY BATHROOM

UPVC DOUBLE GLAZED WINDOWS – GAS FIRED CENTRAL HEATING

LAMINATE FLOORING – FITTED STAIR LIFT

PRIVATE DRIVEWAY WITH PARKING FOR 3 VEHICLES

DETACHED SINGLE GARAGE

120' X 30' LANDSCAPED SOUTH FACING REAR GARDEN

VENDOR SUITED



PRICE .. £295,000 .. FREEHOLD

DESCRIPTION

An attractive and well presented three bedroom detached self-build family home built circa 1973, situated on a corner plot in a cul de sac location on the favoured eastern side of Crawley town centre within a three minute walk of Three Bridges mainline railway station. The property has been extended and extensively up-graded by the current owners to a high standard and comprises on the ground floor; entrance porch, entrance hall, dining room, cloakroom, kitchen, living room and a 22' x 11'7 conservatory. On the first floor there are three bedrooms and a family bathroom. Benefits include gas fired central heating, uPVC double glazed windows and laminate flooring. Outside there is a private driveway with parking for 2/3 vehicles, leading to a single detached garage and side access to a 120' x 30' landscaped south east facing rear garden which is laid to lawn with mature shrubs, trees and flowerbeds.

*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

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LINDFIELD

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NEWICK

UCKFIELD

01273 508955

01273 843377

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01444 456431

01444 484084

01444 417600

01293 533333

01825 722288

01825 760770

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NEW STREET, THREE BRIDGES, CRAWLEY, WEST SUSSEX

LOCATION

Situated on the eastern side of Crawley, close to local shops, banks, restaurants and public houses and within a short drive of Crawley town centre with its excellent selection of shops, inns and recreation facilities. A number of schools are in the area, a Tesco supermarket and the property is located on the Fastway bus route. Three Bridges mainline railway station with fast and frequent services to London and Brighton is within walking distance and Gatwick Airport and Junction 10 of the M23 are also within easy reach.

DIRECTIONS

From our office continue along the High Street into the one-way system, turning right at the traffic lights and then left onto The Boulevard. At the roundabout take the second exit onto Northgate Avenue (A2011) and first right onto Gales Drive. At the end of this road turn right onto North Road and left onto Three Bridges Road and left onto New Street where the property can be found at the end of the cul de sac on the left hand side.

The accommodation with approximate room measurements comprises:

COVERED ENTRANCE PORCH

ENTRANCE HALL front door, built-in double storage cupboard, wall mounted gas boiler, electric meter (off-peak Economy 7), fully tiled floor, door to dining room.

DINING ROOM (15'6 x 9'6) window to front, telephone point, radiator.

CLOAKROOM frosted window to side, low level WC, wash hand basin, fully tiled walls, heated towel rail.

KITCHEN (15'4 x 9'5) double aspect room with windows to front and side, fitted with an attractive range of wall and base units, 1½ bowl sink unit, extensive roll top work surfaces, space for gas oven and hob with extractor hood over, plumbing and space for washing machine and dishwasher, space for fridge/freezer, part tiled walls, laminate floor, radiator.

LIVING ROOM (23'4 x 13'9 narrowing to 10'3) window to rear, French doors to conservatory, gas fire with wooden carved surround, TV and telephone points, radiator.

CONSERVATORY (22' x 11'7 narrowing to 7'5) brick base and uPVC construction, windows to side and rear, glass roof, fitted blinds to windows and ceiling, French doors to garden, tiled floor, 2 x radiators.

Stairs from dining room to **FIRST FLOOR LANDING** (chair lift from ground floor to first floor) window to side, access to boarded loft with power and light, radiator.

BEDROOM 1 (11'10 x 10'5) **plus** fitted wardrobes along two walls with built-in dressing table, window to rear, radiator.

BEDROOM 2 (10'6 x 9'5) **plus** fitted double wardrobe, window to rear, TV point, radiator.

BEDROOM 3 (12'7 x 8'5) **plus** fitted wardrobe, window to front, radiator.

FAMILY BATHROOM frosted window to front, white suite comprising panelled bath, shower cubicle with shower unit, low level WC, vanity wash hand basin, floor to ceiling tiling, heated towel rail, recessed spotlights.

OUTSIDE

FRONT GARDEN laid to lawn with a selection of trees and flowerbeds, **private driveway** with parking for 2/3 vehicles, secluded bin storage area.

SINGLE DETACHED GARAGE (17'6 x 10'2) up and over door, windows to side, light.

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SOUTH EAST FACING LANDSCAPED REAR GARDEN (120' x 30') terraced with outside lighting and power, steps leading to the remainder of garden which is mainly laid to lawn with a range of mature trees, shrubs and flowerbeds, aluminium garden shed, greenhouse with power and light, vegetable garden, outside tap, enclosed by wooden panelled fencing, side access.

COUNCIL TAX Band 'E' (2008/09 - £1,722.27)

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www.mansellmctaggart.co.uk

www.primelocation.co.uk

www.rightmove.co.uk

