



Guide Price £450,000 - £500,000 Freehold

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Moore & Partners

## GUIDE PRICE £450,000 - £500,000

**This four double bedroom house is located Northgate and just 1.4 miles from Three Bridges Station. If you're looking for a property to make your own, that offers excellent living accommodation with generous outside space, this property is a must view. NO CHAIN**

This very spacious four double bedroom family home is in need of some modernisation throughout. Located within Northgate with excellent access to Three Bridges & Crawley train station, Gatwick Airport, M23 North and South bound, several excellent schools and a range of local amenities. This very spacious house would make a superb family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also benefits from a generous frontage, 138' rear garden and a 37' detached garage/workshop.

On entering the property, you enter the entrance hall with stairs to first floor and landing. From the entrance hall an open lead through to the breakfast room which is open plan to the kitchen. The breakfast room can comfortably cater for 8/10-seater table and chairs and a door to the side provides side access. Moving through into the kitchen area the kitchen is fitted with a range of base and eye level units with worksurface surround. A window to the rear provides a lovely view of the rear garden and a side aspect window provides plenty of natural light. A door to the right provides access to the very spacious open plan lounge diner.

The first-floor landing provides access to all bedrooms, shower room and bathroom. The 21'11" master bedroom is just one of the features to this property, Bedroom two is generous double whilst bedroom three and four are smaller double bedrooms.

Part of the front garden is laid to lawn. A driveway runs to the left-hand side of the property through to the garage located at the rear. The 138' rear garden is amazing mostly laid to lawn with mature hedge row and some panelled fencing. Within the garden is the 37' detached garage/workshop.



# Room Details

## Ground Floor

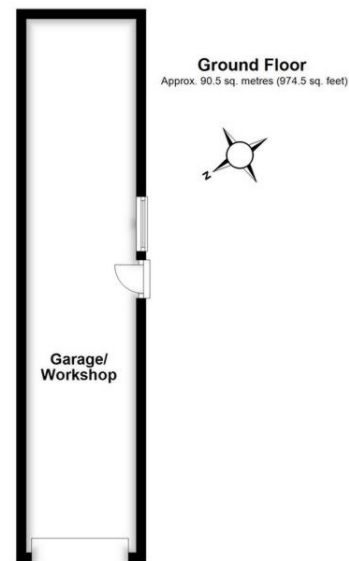
Entrance Hall	8'10" x 4'6" (2.69m x 1.37m)
Breakfast Room	15'9" x 8'10" (4.80m x 2.69m)
Kitchen	13'2" x 9'7" (4.01m x 2.92m)
Lounge	20'6" x 11'6" (6.25m x 3.51m)
Dining Room	12'5" x 9'6" (3.78m x 2.90m)

## First Floor

Landing	
Master Bedroom	21'11" x 9'9" (6.68m x 2.97m)
Bedroom Two	11'6" x 11'3" (3.51m x 3.43m)
Bedroom Three	8'11" x 8'2" (2.72m x 2.49m)
Bedroom Four	9'4" x 7'8" (2.84m x 2.34m)
Shower Room	
Family Bathroom	8'10" x 5'6" (2.69m x 1.68m)

## Outside

Front Garden	
Driveway	
Detached Garage/Workshop	37'6" x 8'7" (11.43m x 2.62m)
Rear Garden	138'0" x 27'0" (42.06m x 8.23m)



Total area: approx. 152.5 sq. metres (1641.3 sq. feet)  
These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

