



Guide Price £340,000 - £360,000 Freehold

T: 01293 531721

Whittington Road, Tilgate, Crawley, RH10

3 2 1 Y Y 1.2 Miles

 Moore & Partners

GUIDE PRICE £340,000 - £360,000

THIS WELL PRESENTED THREE-BEDROOM TERRACE HOUSE IS LOCATED IN THE VERY POPULAR NEIGHBOURHOOD OF TILGATE . THE PROPERTY BENEFITS FROM BEING CLOSE TO TILGATE PARK, LOCAL SHOPPING PARADE, K2 SPORTS CENTRE, CRAWLEY FOOTBALL STADIUM, EXCELLENT TRANSPORT LINKS AND SCHOOLS.

On entering the property, you immediately step into the generous entrance hall which is open plan to the lounge. Within the entrance hall there is room for shoes and coats, along with an under stairs storage cupboard and separate storage cupboard to the front. Moving through to the lounge, the room is a good size, with plenty of space for sofas and additional furniture. A doorway leads through to the open plan kitchen/diner, which intern benefits sliding patio doors that lead to the garden. The kitchen is fitted with a range of base and eye level units, with space for appliances, including, washing machine, dishwasher, cooker, undercounter fridge and freezer, with a generous amount of work surface space. A window provides plenty of natural light, whilst enjoying a view of the rear garden. The dining area is a great place to entertain as it enjoys views out onto the rear garden, there is room for a 4-6-seater dining room table and chairs.

Moving upstairs there are three good sized bedrooms, bathroom and separate w/c. The master bedroom which is located at the front of the property can comfortably hold a 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 and a range of additional bedroom furniture. Bedroom three is a single with a built-in bed over the bulk head, there is further room for wardrobes or chest of drawers. The bathroom is fitted with a two-piece suite, incorporating a wash hand basin, bath with electric shower over the top. A window provides plenty of light and natural ventilation. A separate w/c is located next to the bathroom, comprising low level w/c and window.

Outside the property to the front, there is plenty of off-road parking a couple of cars to fit comfortable. The driveway has been laid with a pebble finish. The rear garden is a real feature with its west facing aspect, allowing it to benefit from the sun all afternoon. The garden is split into to three areas, a patio for entertaining, an area of lawn and a raised barked area for kids play sets. Located at the rear of the garden a gate opens out onto a small playing field area which is great additional space for larger kids to play safely.

EPC Rating TBC



Room Details

Ground Floor

Entrance Hall	11'7" x 7'7" (3.53m x 2.31m)
Lounge	11'6" x 10'7" (3.51m x 3.23m)
Dining Room	10'8" x 9'3" (3.25m x 2.82m)
Kitchen	9'9" x 7'7" (2.97m x 2.31m)

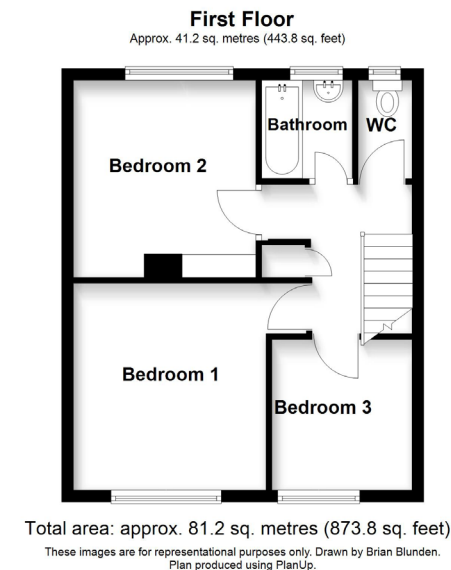
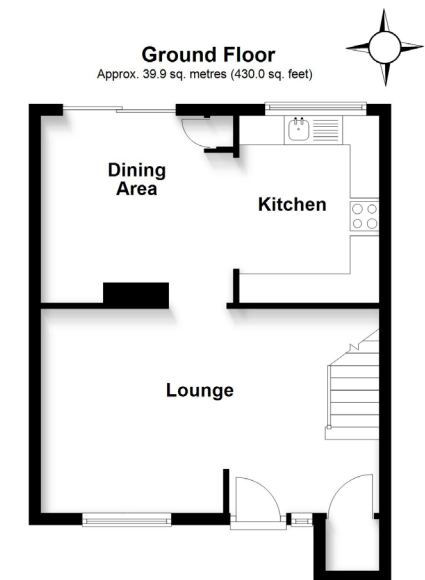
First Floor

Landing	
Bedroom One	11'8" x 10'9" (3.56m x 3.28m)
Bedroom Two	10'9" x 10'2" (3.28m x 3.10m)
Bedroom Three	8'9" x 7'7" (2.67m x 2.31m)
Bathroom	5'5" x 4'9" (1.65m x 1.45m)
W/C	5'5" x 2'6" (1.65m x 0.76m)

Outside

Off Road Parking

Rear Garden



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.

