



Offers In Excess Of £400,000 Freehold

T: 01293 531721

Box Close, Tollgate Hill, Crawley

 3  1  1  Y  Y  2 Miles



Moore & Partners

SET ON A CHARMING CORNER PLOT, IS THIS REFURBISHED FAMILY HOME. HAVING BEEN REFURBISHED FOR SALE BY THE CURRENT OWNERS, THE PROPERTY NOW BOASTS, NEW BOILER, ELECTRICS, HOWDENS KITCHEN, AND REFITTED BATHROOM. IT ALSO BENEFITS A SINGLE GARAGE WITH DRIVEWAY & NO ONWARD CHAIN

A small pathway leads you through the front garden to the front door. On entering the property, you step into the entrance hall which is engulfed in light from the bay window to the side, that overlooks the side garden. The entrance hall gives access to the lounge, cloakroom and stairs that rise to the first floor. The lounge which is located at the front is a generous size and can comfortably hold a range of furniture. There is a storage cupboard under the stairs and an arch way that leads through to the refitted kitchen/diner. The newly fitted Howdens kitchen, benefits a range of base and eye level units, with integrated fridge/freezer, oven, gas hob, extractor, washing machine and dishwasher. The kitchen is open plan to the dining area, which can comfortably hold a 4-seater table and chairs, whilst enjoying views of the garden out through the double patio doors. Completing the ground floor accommodation is the newly fitted cloakroom, with low level w/c and wash hand basin.

Moving upstairs the landing offers access to all rooms as well as a generous storage cupboard with shelves and loft hatch. The master bedroom with is located at the rear of the property and benefits a range of built-in wardrobes with double sliding doors. The room can also accommodate a double bed and a range of other bedroom furniture. Bedroom two is also a double room located at the front of the property, there is plenty of room for a double bed and additional bedroom furniture. Bedroom three is a single room, which has now been designed to comfortable hold a single bed, with a recessed area for storage. The family bathroom has just been lovingly refitted with a white three-piece suite, incorporating panelled bath with mixer taps, low level w.c, wash hand basin and chrome towel rail.

Outside, the property sits on a generous corner plot which offers up plenty of versatility. There could be the option for a side extension or additional driveway if required and subject to the correct planning permissions. At present the there is a generous front and side garden. The rear garden has a good-sized patio with other areas laid to lawn, set amongst a range of shrubs and plants. The property benefits a side gate connecting the side and rear gardens, whilst at the bottom of the garden a door gives access to the single garage. To the front of the garage there is a driveway for one car. A viewing is highly recommended to appreciate the time and effort spend to refurbish the property, making it turn key ready offering any buyer the change to move straight in. EPC D.



Room Details

Ground Floor

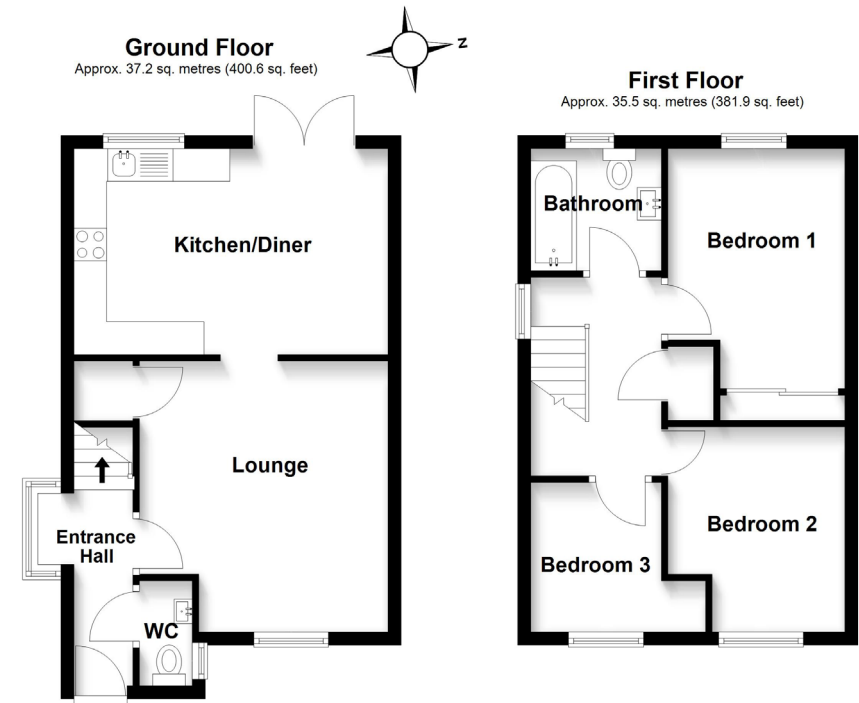
Entrance Hall	
Cloakroom	1.67m x 0.81m (5'6" x 2'8")
Living Room	4.09m x 3.81m (13'5" x 12'6")
Kitchen/Diner	4.83m x 3.14m (15'10" x 10'4")

First Floor

Master Bedroom	3.76m to wardrobes x 2.79m (12'4" to wardrobes x 9'2")
Bedroom Two	2.99m x 2.81m (9'10" x 9'3")
Bedroom Three	2.03m x 1.98m to Max 2.64m (6'8" x 6'6" to Max 8'8")
Bathroom	1.98m x 1.92m (6'6" x 6'4")

Outside

Front & Side Gardens	
Rear Garden	
Single Garage & Driveway	5.29m x 2.51m (17'4" x 8'3")
Allocated Parking Space	



Total area: approx. 72.7 sq. metres (782.5 sq. feet)

These images 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.

