

**WILLIAMS
HARLOW**

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Applefield Crawley, RH10 8BJ

Williams Harlow are pleased to offer this much loved three-bedroom semi-detached family home, nestled in quiet cul-de-sac within the popular area of Three Bridges. The property is ideally located for local schools, amenities, and transport links.

The ground floor features a spacious living/dining room, good size kitchen, utility room and downstairs WC. Upstairs, you'll find three generously-sized bedrooms, fitted bathroom. Outside there is a large well maintained rear garden with a variety of mature trees and shrubs.

To the front of the property, there is a driveway providing ample parking for several vehicles, along with a garage that includes a workshop. Additional benefits include UPVC double glazing and gas central heating throughout. The property is offered with no onward chain.

Offers Over £455,000 - Freehold



ACCOMODATION

Entrance Hallway

Living Room/Dining Room - 23'9" x 11'7"- Double aspect with sliding patio doors to rear garden

Kitchen - 11'8" x 8'9" Fitted with a range of units at base and eye level

Utility Room- 7'9" x 5'2" door to side access

Landing - With access to airing cupboard and loft space

Bathroom - Fitted suite comprising of wash hand basin pedestal, enclosed bathtub with mixer-tap and shower unit, low level W/C, part tiled walls, obscure double glazed windows to rear aspect.

Bedroom One - 14'7 x 11'8" Double glazed windows to front aspect

Bedroom Two - 14'7" x 11'8" Double glazed windows to front aspect

Bedroom Three - 11'8" x 8'9" Double glazed windows to rear aspect

To The Rear - Mature rear garden with patio area adjacent to property, outside tap and power point with access to garage, lawn garden, range of shrubs, trees and hedges to borders.

Garage - Single with power and light

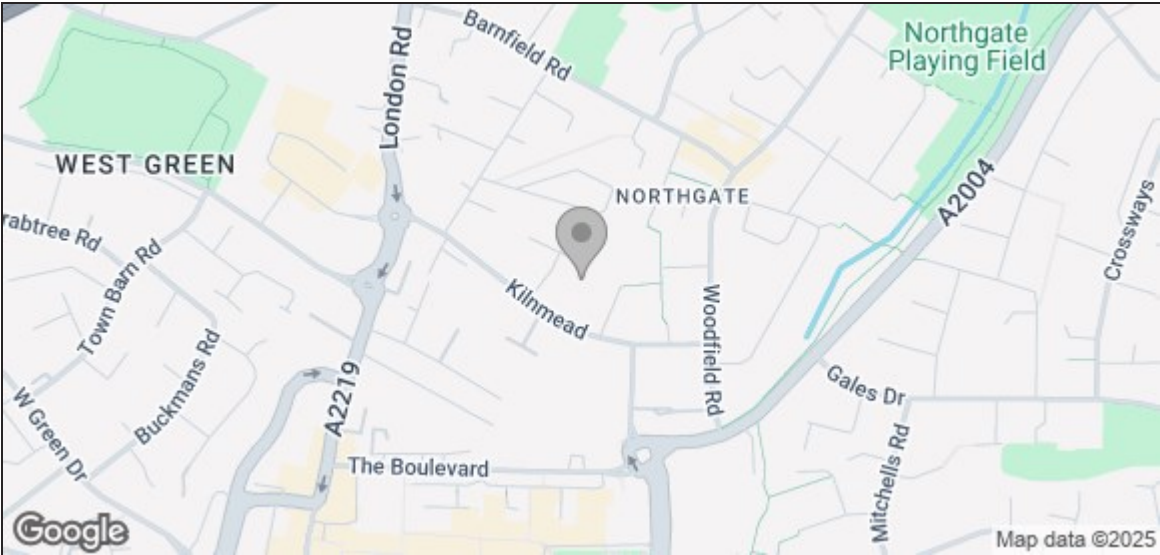
Workshop - 13'5" x 7'4" with power and light and door to garden

To The Front - Driveway offering parking for a number of vehicles, front garden laid to lawn.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	56	
EU Directive 2002/91/EC		