



## Holmbury Close, Southgate

Guide Price £550,000 - £575,000

**MANSELL  
McTAGGART**  
Trusted since 1947



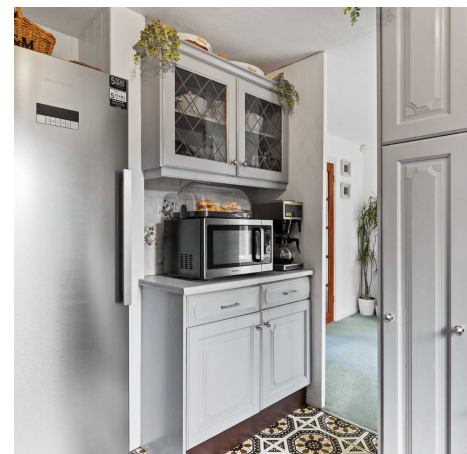


## Holmbury Close, Southgate

- CHAIN FREE
- Detached family home
- Four double bedrooms
- Catchment area for several leading primary and secondary school
- Within easy reach of local amenities
- Office which can also be used as a fifth bedroom
- Front and rear gardens
- Block paved driveway parking leading to a garage
- Council Tax Band 'E' and EPC 'D'

Situated in a sought-after location, this well presented and spacious four double bedroom link detached family home is a true gem in the market. Boasting a prime position in the catchment area for several leading primary and secondary schools, this property is ideal location for families with local amenities also close by.

Upon entering the property, you are welcomed by an inviting entrance hall offering storage, setting the tone for the functionality and organisation found throughout. The ground floor features a bright living room illuminated by a large window, granting ample natural light to the space. Additionally, a second reception room with sliding patio doors to the rear garden provides a perfect area for relaxation and entertainment. The ground floor further accommodates a versatile office/potential fifth bedroom with door for direct garden access, catering to the needs of modern families. The fitted kitchen is equipped with a range of wall and base units, along with space and plumbing for a dishwasher, integrated oven, and gas hob, ensuring convenience for culinary endeavours.





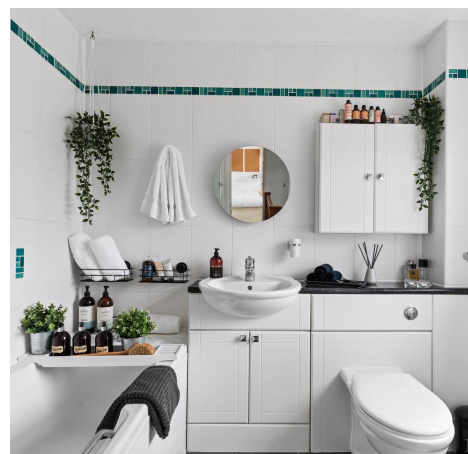
## Holmbury Close, Southgate

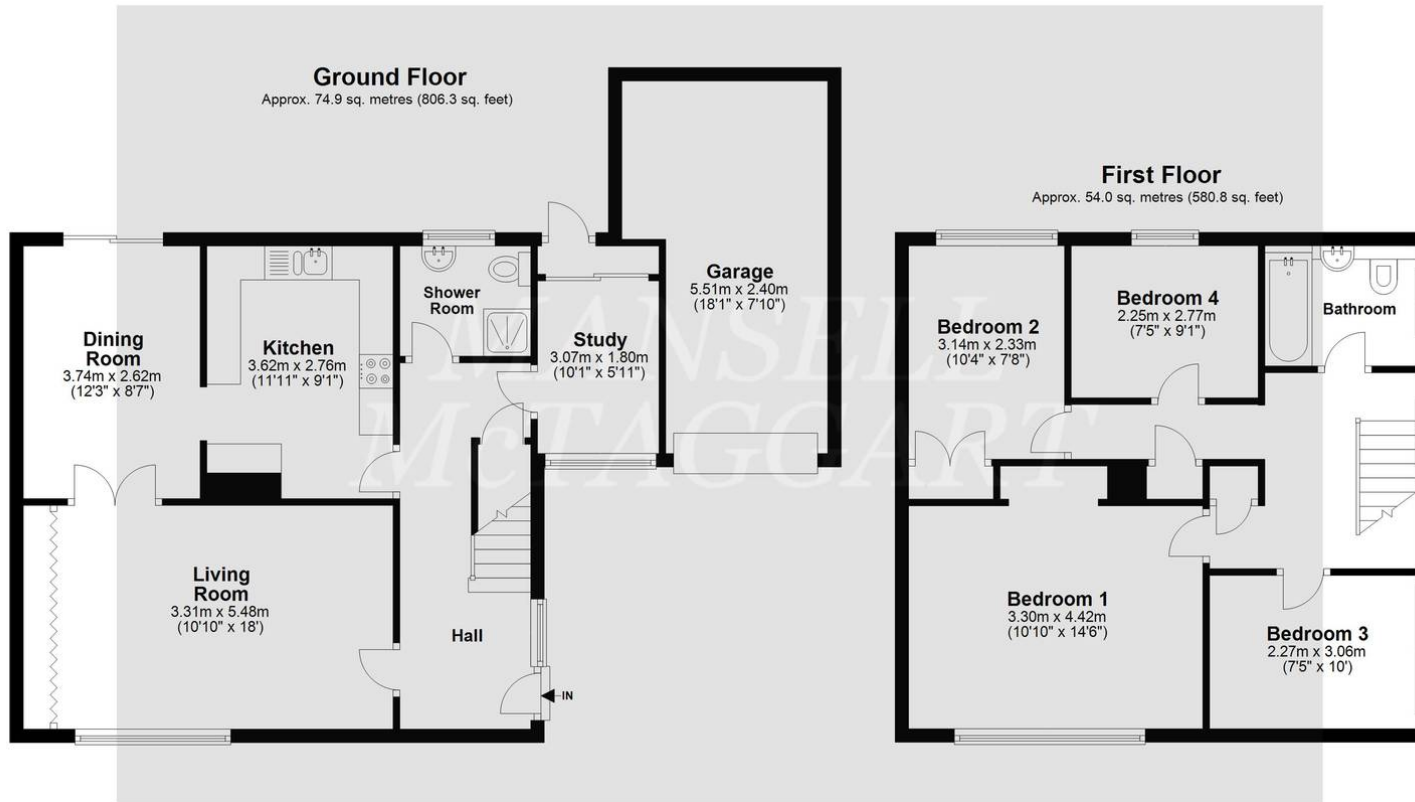
Completing the ground floor amenities is a practical shower room, enhancing the functionality of the home. The first floor houses a spacious main bedroom, and three further double bedrooms, offering comfortable sleeping quarters for all family members. A well-appointed family bathroom adds a touch of luxury to the living accommodation.

Externally, the property boasts driveway parking leading to a single garage, ensuring ample space for vehicles. The private west-facing front garden is bordered by mature hedging, with the remainder laid to lawn, creating a serene outdoor setting. Gated side access leads to the rear garden, which features a patio area, shed, mature trees, hedging, shrubs, and an expanse of lawn, perfect for outdoor activities and relaxation.

Offered with the benefit of no onward chain, this property presents a rare opportunity to acquire a family home in a desirable location with convenient access to local parks and reputable primary and secondary schools. The property is also a short distance away from K2 leisure centre, Crawley town centre, Crawley leisure park, local fastway bus routes and local parks. Don't miss the chance to make this exceptional property your new home.

**NO ONWARD CHAIN**





Total area: approx. 128.9 sq. metres (1387.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.