



Shepherd Close, Southgate

Guide Price £350,000 - £370,000

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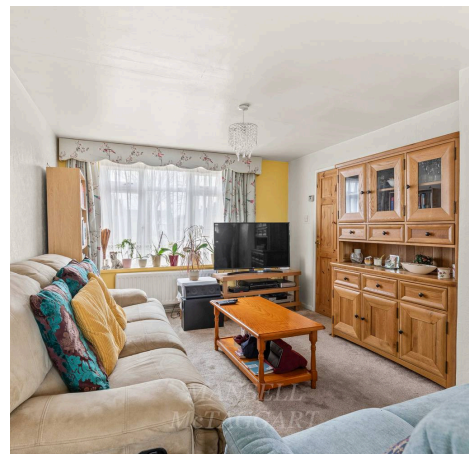
Council Tax Band 'C' and EPC 'B'

This three-bedroom terraced family home is situated in the sought-after district of Southgate and offers particularly convenient access to Crawley town centre and mainline station, making it ideal for investors, first-time buyers and downsizers alike.

A tastefully block paved frontage provides access to the property, the front door opening on to a spacious entrance hallway. Back-to-back internal/external storage cupboards provide scope to add a downstairs WC, subject to the necessary permissions. To the right is the dual aspect living/dining room with window to the front and sliding door to the garden; there is ample room for a 4-seater table and chairs.

The kitchen is to the rear of the property and is fitted with an attractive range of wall and base units, stainless steel sink-drainer set in worktops with integrated double oven, electric hob with extractor over, space and plumbing for washing machine and dishwasher, space for free standing fridge freezer, and cupboard housing the wall mounted central heating boiler. The flooring to the ground floor has been replaced by the current owners with wood laminate flooring in the kitchen and carpet in the living/dining room.

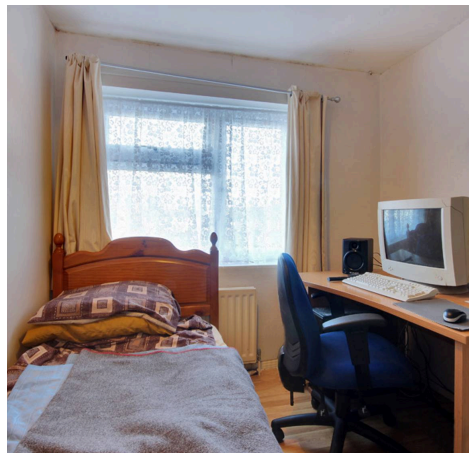
Stairs from the entrance hall lead to the first floor landing, with access to an airing cupboard housing the water tank, and a part boarded loft with light and ladder.

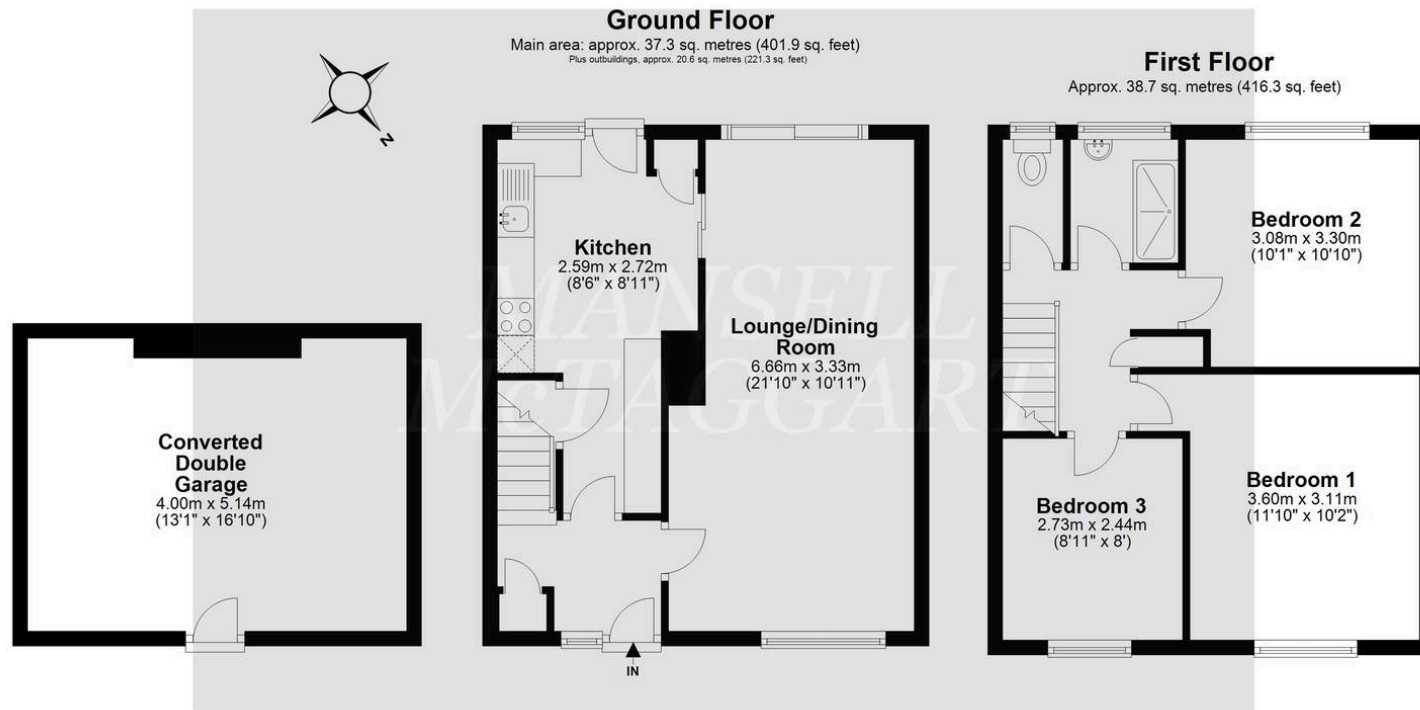


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Bedrooms one and two are double rooms with outlook to the front and rear respectively. Bedroom three is a single room with a window to the front. The family shower room is fitted with a shower cubicle and wash hand basin, with radiator and frosted window to the rear. The W/C is separate and also has a frosted window to the rear, lending itself to being combined with the shower room should a larger bath/shower room be required (subject to the necessary permissions).

Outside the private rear garden enjoys a sunny south-westerly aspect. A veranda provides cover to the block paved patio area which abuts the rear of the property, with a path running to the outbuilding at the rear of the garden. Areas of lawn flank the path with raised beds to one side. The brick-built outbuilding has a double glazed door and two double glazed windows, is fitted with laminate flooring and has both light and power. This would make an ideal office/workshop or home gym, or could potentially be converted into a double garage. We are advised by the sellers that access to the rear is possible subject to an ongoing annual payment of £100 to the local council. Buyers should investigate further and seek confirmation via their solicitor.





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