



Ashdown Drive, Tilgate

In Excess of £350,000

**MANSELL
McTAGGART**
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- Well-presented three-bedroom family home
- Living room with separate dining area
- Re-fitted family bathroom
- Built-in storage to all bedrooms
- Driveway parking for 1 vehicle
- Private south-facing rear garden
- Gas central heating/replacement double glazing
- Council Tax Band 'C' and EPC 'C'

This well presented and much improved three-bedroom terraced family home is situated in the sought-after district of Tilgate, offering particularly convenient access to Crawley town centre and mainline station. With the further addition of a driveway, this property is ideal for first time buyers and families alike.

A sliding door gives access to the front porch, providing a useful space for shoes. The bright and spacious entrance hallway has understairs storage, currently housing a condensing tumble dryer. At the front of the property is a good size living room. Wood laminate flooring runs through to the separate dining area, with double doors opening delightfully on to the garden. At the back of the house, the kitchen is fitted with an attractive range of wall and base units, a sink drainer is set in worktops with integrated washing machine, integrated double oven with electric hob and extractor over, and space for a free-standing fridge/freezer. There is a window to the rear, a further door into the garden and the kitchen is finished with part tiled walls and tiled floor.





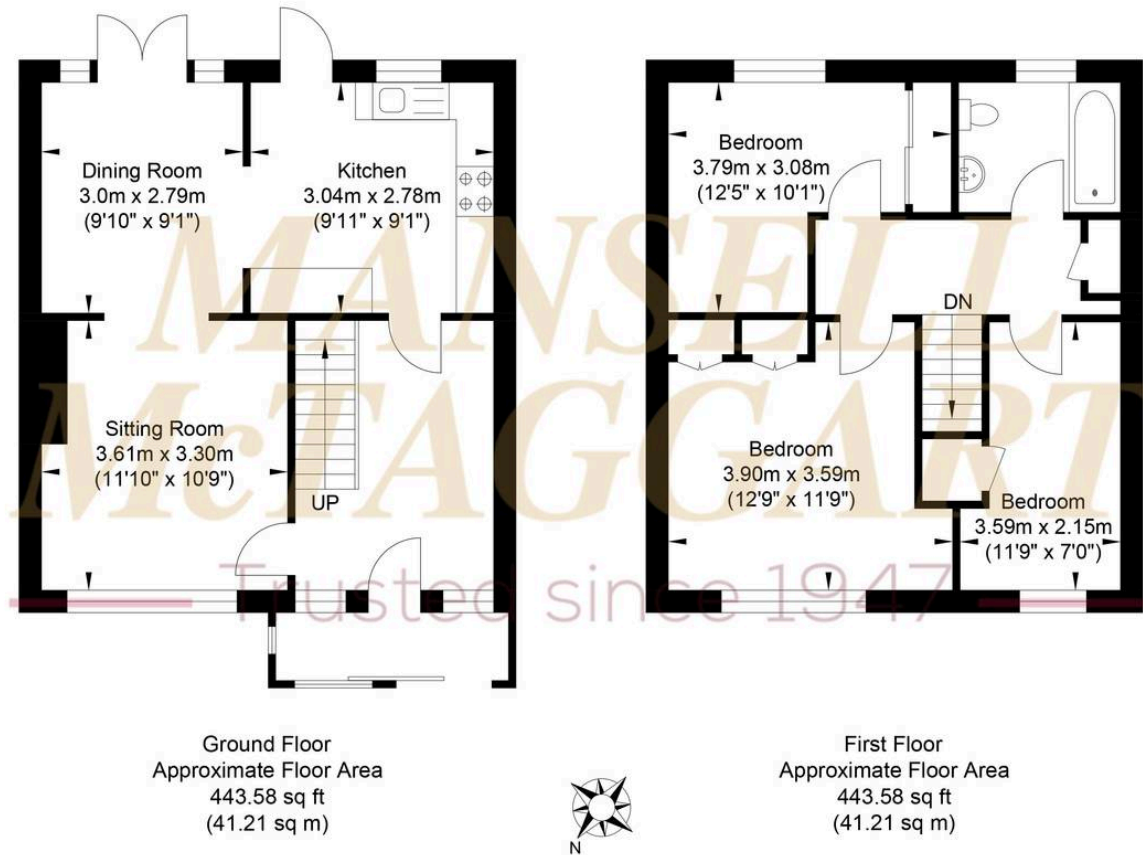
Stairs from the entrance hall lead to the first floor landing, giving access to the airing cupboard and loft, which houses the central heating boiler. Bedroom one is a double room with a window to the front, built in wardrobes and a further useful recess currently housing shelves. Bedroom two is also a double room with sliding mirror wardrobes and a pleasant outlook over the rear garden. Bedroom three is a generous single room with window to the front and handy over stairs storage cupboard. The family bathroom, re-fitted in 2024, is fitted with a white suite comprising panel bath with wall mounted shower, wash hand basin with vanity storage, low level WC and wall mounted heated towel rail. A frosted window to the rear allows in plenty of natural light, and the bathroom is finished with tiled walls and floor.

Outside, there is a block paved driveway with parking for one vehicle. The south facing private rear garden is a real feature of the house. A patio area abuts the rear of the property, with the remainder laid to lawn and fenced on all sides.

This ideal family home benefits from an excellent location in this sought-after part of central Crawley. There is easy access to local shops and schools, while commuters will appreciate the convenience of Crawley town centre and mainline railway station, providing direct transport links to London and the South Coast. An internal viewing is highly recommended to appreciate the accommodation on offer and the delightful, sunny rear garden.



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Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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