



Woodwards, Tollgate Hill

Guide Price £260,000 – £270,000

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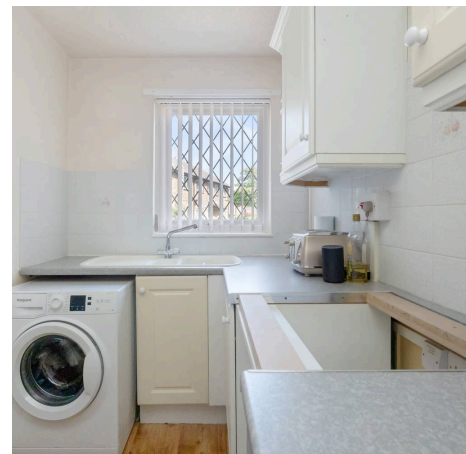
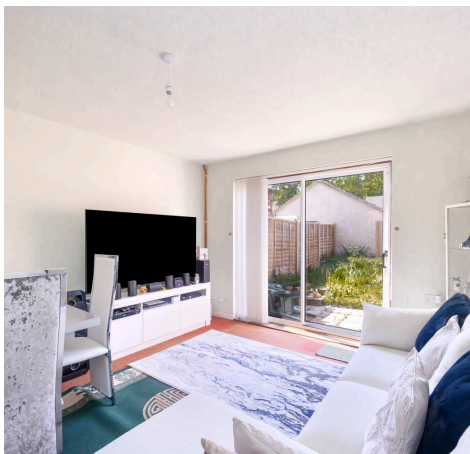




- Two-bedroom mid terrace home
- Living/dining room with door to garden
- Private south-west facing rear garden
- Newly installed gas central heating
- Cul-de-sac location
- Nearby bus routes to Gatwick Airport, Crawley town centre and mainline station
- Ideal starter home
- Council Tax Band 'C' and EPC 'F'

This two-bedroom mid terrace home is ideally situated on the southern fringes of Crawley and offers particularly convenient access to town centre and station bus links, as well as the A23/M23 commuter routes to London, Gatwick and Brighton. The property is an ideal first purchase.

A path leads to the front door, opening on to a bright entrance hall with understairs cupboard and meter cupboard housing an updated fuseboard. At the front of the house, the kitchen is fitted with a range of wall and base units, sink drainer set in worktops beneath a window to the front, space and gas supply for oven, space and plumbing for washing machine and space for free standing fridge/freezer. The living/dining room is at the rear of the house and has plenty of space for a table and chairs, with a sliding door opening on to the garden.

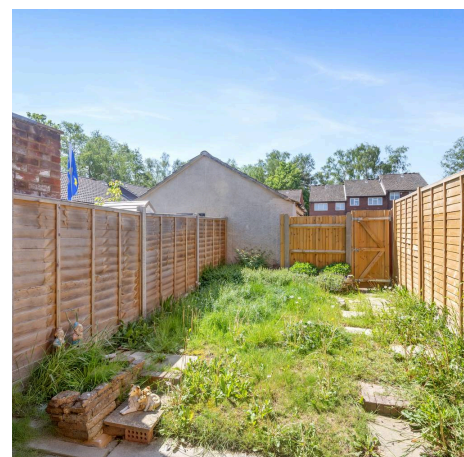
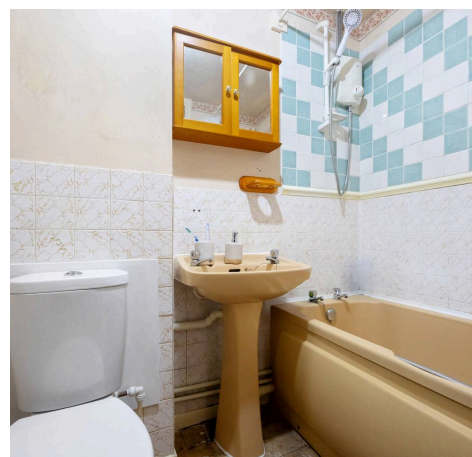
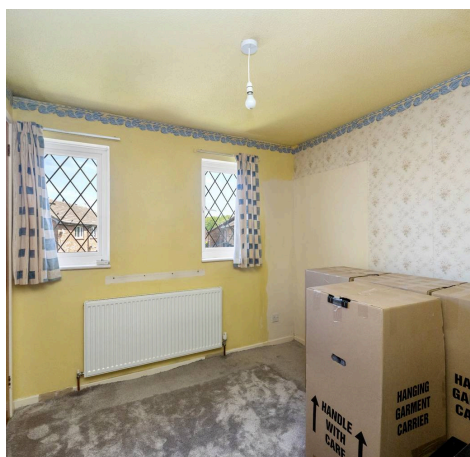




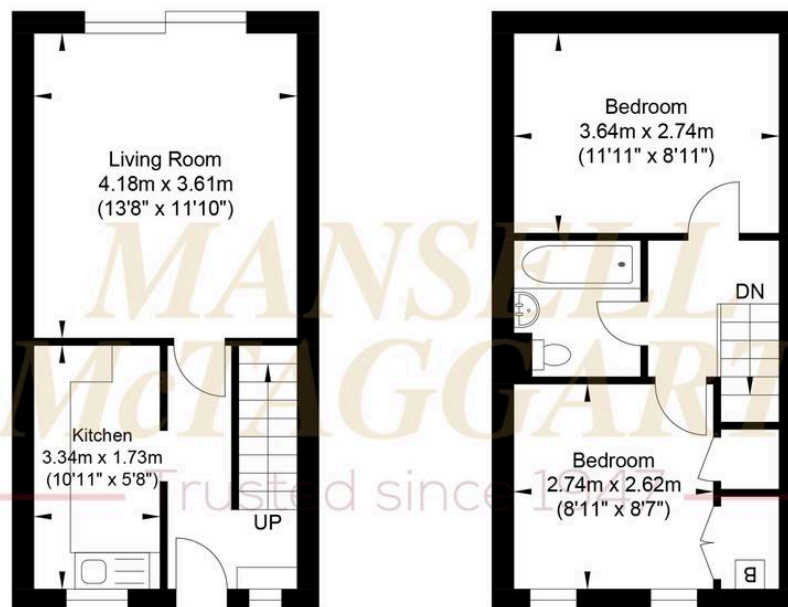
Stairs from the entrance hall lead to the first-floor landing, where there is access to a part boarded loft. Bedroom one is a double room with window to rear, overlooking the garden. Bedroom two will also fit a double bed and has substantial storage by way of two storage cupboards, one of which houses the re-fitted combination central heating boiler. There are two windows to the front, allowing in plenty of natural lights. The bathroom is fitted with a suite comprising panel bath with wall mounted shower, wash hand basin, low level WC and heated towel rail.

Outside, the front garden is laid to lawn with a path leading to the front door. The private rear garden is south-west facing, a patio area abuts the rear of the property with the remainder laid to lawn and a gate to the rear set within wooden panel fencing.

This ideal starter home benefits from a pleasant location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the nearby bus links and short drive to the A23/M23.



Woodward



Ground Floor
Approximate Floor Area
296.11 sq ft
(27.51 sq m)

First Floor
Approximate Floor Area
298.59 sq ft
(27.74 sq m)

Approximate Gross Internal Area = 55.25 sq m / 594.70 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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