



Filbert Crescent, Gossops Green

In Excess of £425,000

**MANSELL
McTAGGART**
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- NO CHAIN
- Three double bedrooms
- Double story side extension
- Single garage
- Off road parking for multiple vehicles
- Walking distance from Ifield train station
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

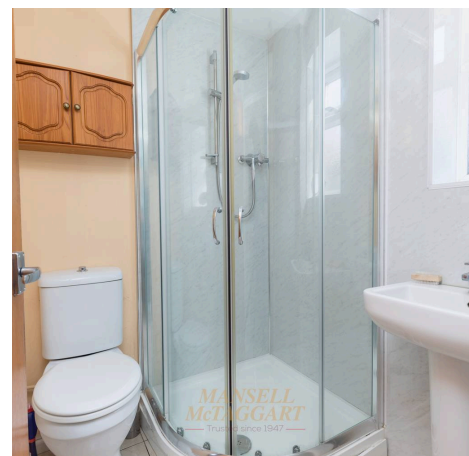
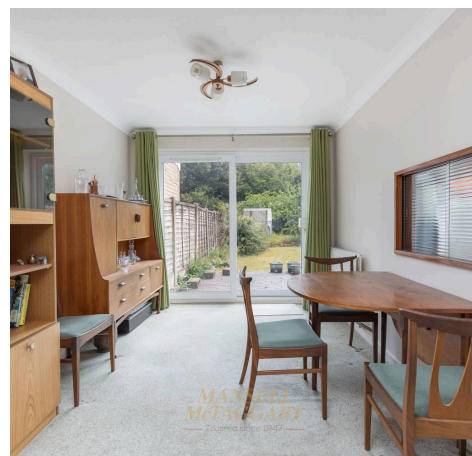
An upgraded three-bedroom semi-detached family home, situated on a generous plot with great scope for further enlargement (STPP).

The property is situated in the sought-after area of Gossops Green, benefiting from a single garage and off-road parking. The property is offered with NO CHAIN, with the accommodation benefiting from a two-story side extension.

Approaching the property, the front door is approached by a concrete path passing through the generous sized front garden.

Upon entering the property, you are greeted into the hallway that provides access to living room, kitchen and unique downstairs shower room. The shower room is set off to the right-hand side of the property, situated within the side extension.

To the left is the living room with a bay window to front and opens to the dining area towards the rear. The open plan style allows plenty of light to flow though with sliding patio doors to rear.





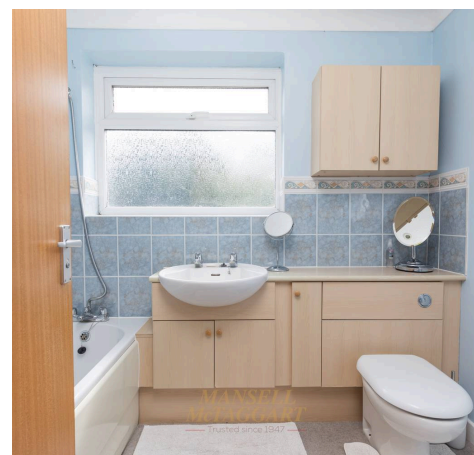
The kitchen is fitted with a range of wall and base units, stainless steel one and half bowl sink unit, work surfaces, space for oven, plumbing and space for washing machine and dishwasher, space for fridge/freezer and glass serving hatch to dining area.

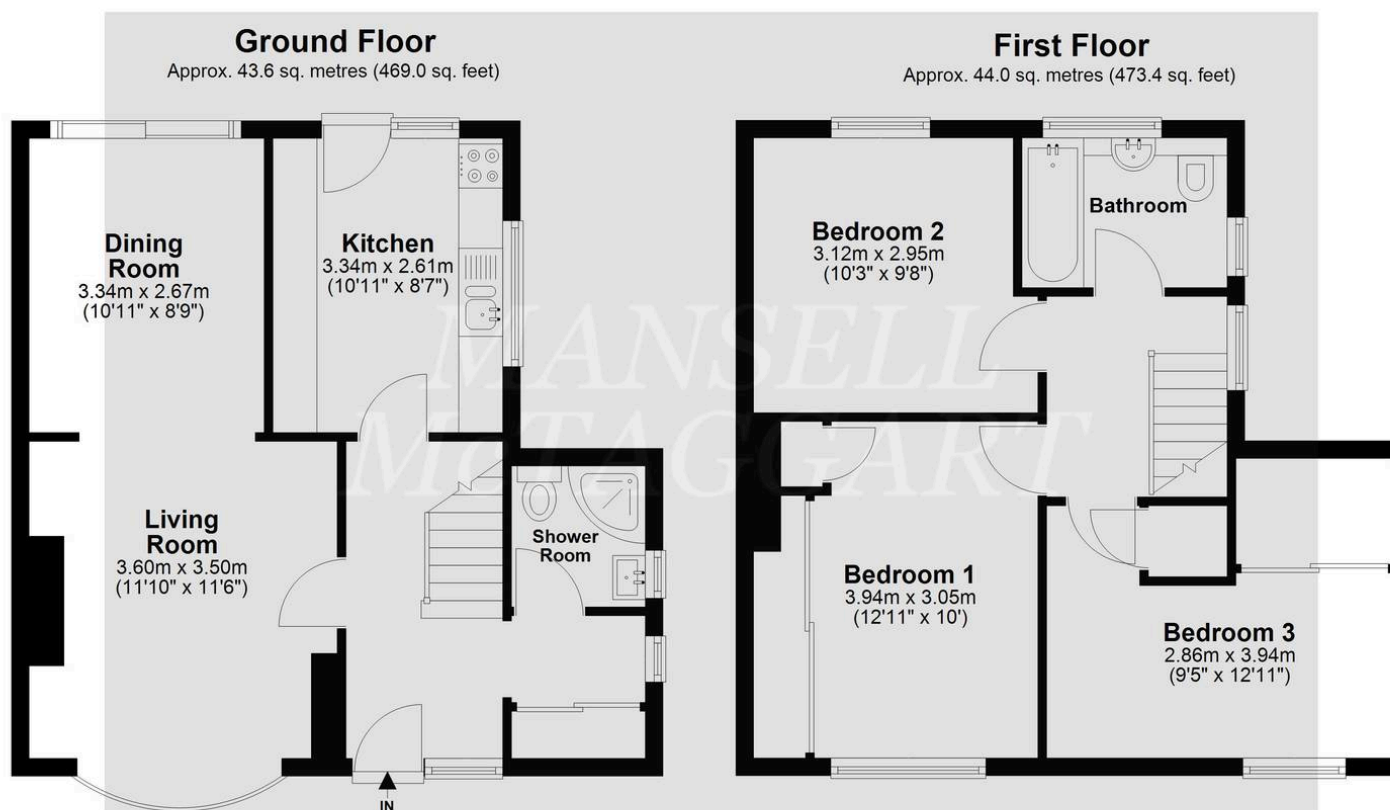
Stairs from the entrance hall lead to the first-floor landing giving access to all three double bedrooms, family bathroom, as well as access to the loft.

Bedroom one is located to the front of the property and benefits from built-in wardrobes. Bedroom two faces the rear aspect with space for wardrobes. The third bedroom that faces the front aspect, is larger than standard due to the side extension. This converts the bedroom from a single into a large double with a large double built-in wardrobe.

The family bathroom is fitted in a white suite comprising of a panel enclosed bath with mixer tap and shower attachment over, low level WC, wash hand basin and opaque window to rear.

Outside the parking is positioned in front of your single garage with up and over door allowing multiple cars to park off the road.





Total area: approx. 87.6 sq. metres (942.4 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 buyer.

Plan produced using PlanUp.

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