



Buchans Lawn, Broadfield

Guide Price £315,000 – £325,000

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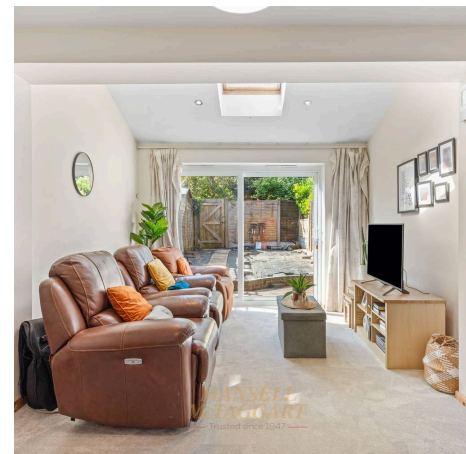


Buchans Lawn, Tollgate Hill

- Three bedroom mid terrace family home
- Loft converted to provide principal bedroom with en-suite shower room
- Extension providing utility area with scope to convert to downstairs W/C
- Spacious living/dining room, single storey extension to the rear
- Allocated parking space in residents' car park
- Gas central heating/double glazing
- Nearby bus routes to Gatwick Airport, Crawley town centre and mainline station
- Council Tax Band 'C' and EPC 'C'

This three-bedroom mid terrace family 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. Having been extended to the front and rear, with an additional bedroom and en suite added in the loft, the property is deceptively spacious and an ideal first purchase.

A door to the side leads into the front extension, currently a utility area with tiled floor, space for a free-standing fridge/freezer, space and plumbing for a washing machine. There is potential for a downstairs WC, subject to the necessary permissions. The hallway, with under stairs cupboard, leads through to the living/dining room at the rear of the property. A further single storey rear extension has added extra space, making this a good size reception room with space for a table and chairs, and door to the rear garden.

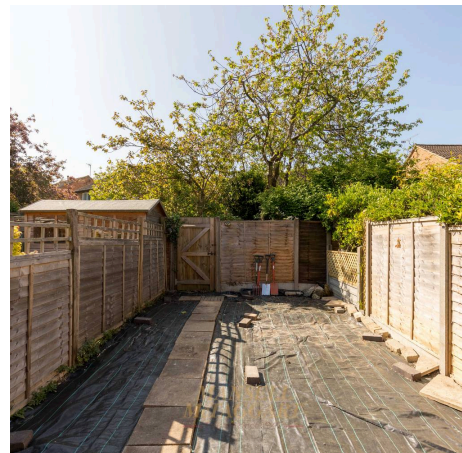




Buchans Lawn, Tollgate Hill

To the front of the house, the kitchen is fitted with a range of wall and base units, sink/drainage unit set in worktops, integrated oven with gas hob and extractor over and space for under-counter fridge/freezer, pat-tiled walls and tiled floor.

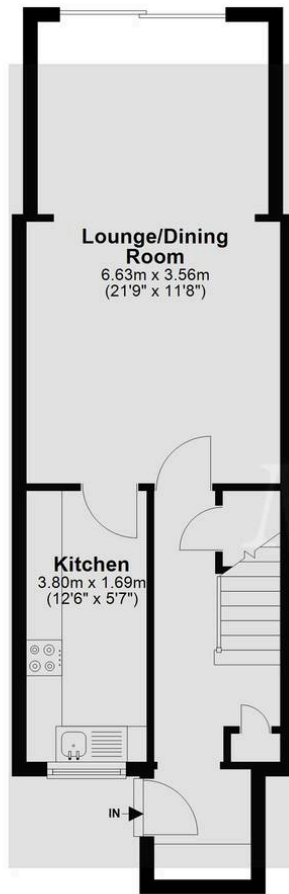
Stairs from the entrance hall lead to the first floor landing, providing access to two bedrooms and the family bathroom. Bedroom two is a double room with a window to the rear, whilst bedroom three is a good size single room overlooking the front aspect. The family bathroom is fitted with a white suite comprising p-shaped panel bath with wall mounted shower, low level WC, wash hand basin and heated towel rail. An airing cupboard houses the water tank. Stairs from the first floor landing lead to the second floor, with a Velux window providing natural light to the stairwell. The principal bedroom is a dual aspect double room, with window to the rear and Velux window to the front. There is useful storage into the eaves and the room is finished with wood laminate flooring and spotlights. The en-suite shower room has a further Velux window to the front and is fitted with a shower cubicle, low level WC and wash hand basin.



Outside the front garden is laid to lawn with a path to the front door. The private rear garden is a blank canvas for the incoming buyer, and there is gated rear access. There is an allocated parking space in the nearby residents' car park and ample additional parking in the surrounding roads.

Agents Note: The main bedroom and en-suite have restricted head height.

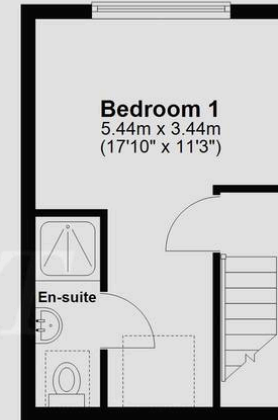
Ground Floor
Approx. 38.2 sq. metres (411.6 sq. feet)



First Floor
Approx. 27.0 sq. metres (290.7 sq. feet)



Second Floor
Approx. 18.7 sq. metres (201.4 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 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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