



Saddler Row, Southgate

In Excess of **£400,000**

GMAG
Established since 1947

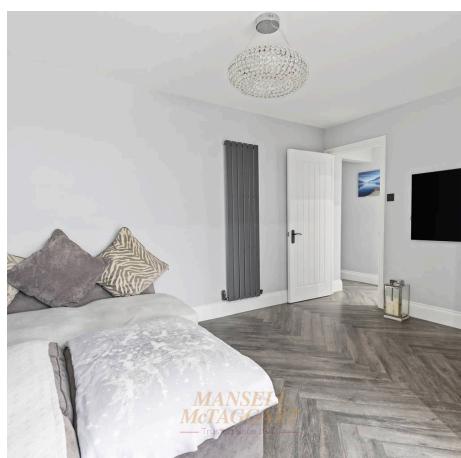
**MANSELL
McTAGGART**
— Trusted since 1947 —





- Vendor suited
- Three/four bedroom mid terrace house
- Walking distance to Crawley town centre and mainline station
- Extended and upgraded
- Stunning open plan kitchen/dining room
- Utility room
- Family bathroom and downstairs W/C
- Outlook over greenery to the front
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'tbc'

This beautifully presented three/four-bedroom family home has been thoughtfully extended and improved by the current owners, set within the highly sought-after Southgate district and offering excellent access to Crawley town centre and the mainline station.



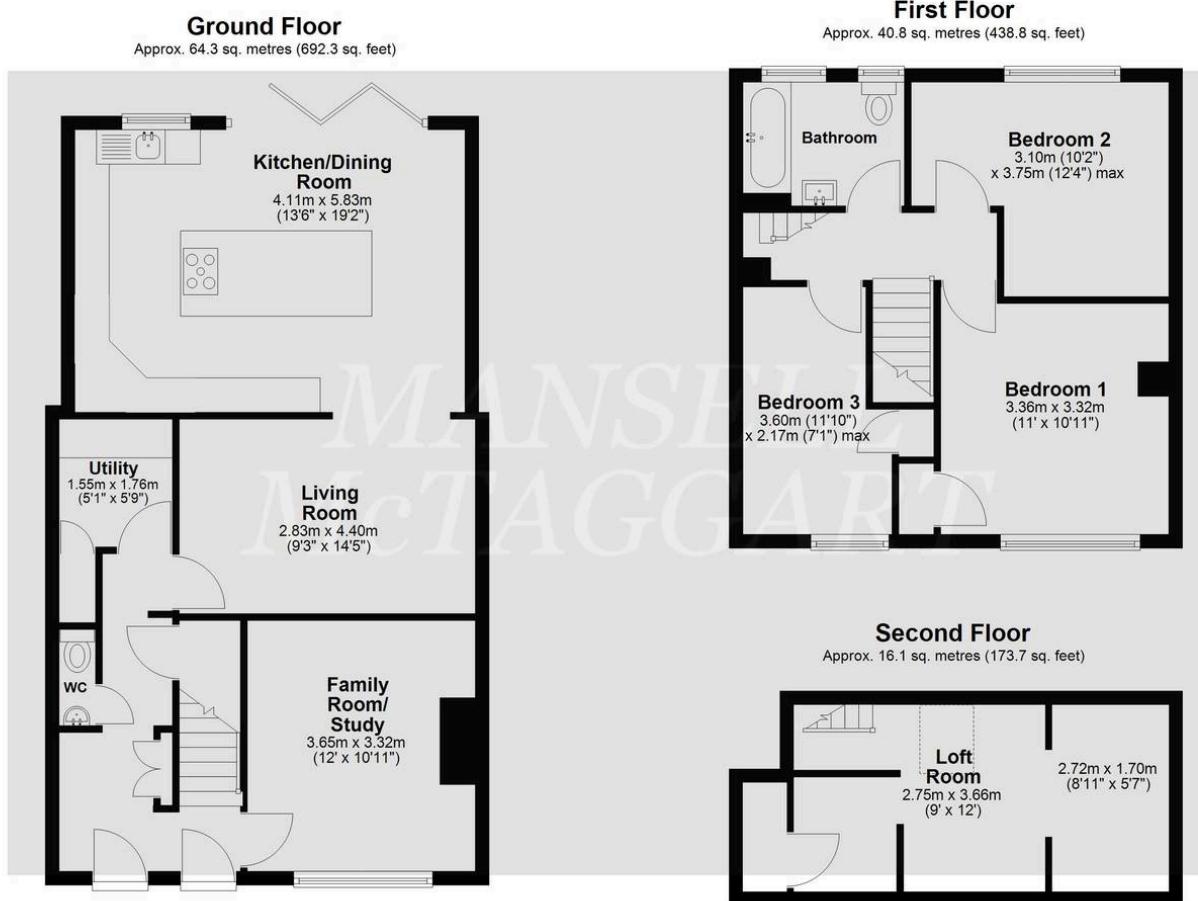
The property is entered via a welcoming hallway, thoughtfully designed with a built-in storage cupboard and generous under-stairs storage, ideal for everyday essentials, and giving access to a downstairs cloakroom. Currently used as a home gym, an additional reception room could readily serve as a fourth bedroom and benefits from a front-facing window, creating a bright and welcoming space. Situated at the end of the hallway, the utility room is fitted with space and plumbing for a washing machine and a built-in storage cupboard, adding to the home's practical layout.



The living room offers generous space for entertaining and flows seamlessly into the stunning rear extension, where a superb open-plan kitchen/dining room forms the heart of the home. The space is enhanced by a large skylight, underfloor heating, and doors opening into the rear garden, creating a bright and welcoming atmosphere. The kitchen is fitted with an attractive range of wall and base units and incorporates integrated appliances, including a hob, dishwasher, and wine cooler, with space for an oven, while a walk-in pantry provides excellent additional storage.

Stairs from the entrance hall lead to the first floor landing, which provides access to the bedrooms and the family bathroom. The master bedroom is a double with a front-facing window and a built-in storage cupboard. Bedroom two is also a double, enjoying views over the rear garden, while bedroom three is of generous proportion with a front-facing window and further built-in storage. The refitted family bathroom is equipped with a low-level WC, a wash hand basin, a bath complete with a rainfall shower attachment and glass screen and opaque windows to the rear. Finally, stairs from the first floor landing lead to the useful loft room with a window to the rear, perfect for various needs or a more accessible loft space.

Externally, the property boasts front and rear gardens. The front garden enjoys a pleasant outlook over surrounding greenery, with steps leading up to the front door. The rear garden is of low maintenance, with artificial grass abutting the property and a patio area to the rear, perfect for outdoor entertaining.



Total area: approx. 121.2 sq. metres (1304.7 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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