





welcome to

Winchester Road, Crawley

This spacious and beautifully extended end-terrace family home is ideally situated in the sought-after area of Tilgate, just a short walk from Tilgate Park, Tilgate Golf Course, popular restaurants, schools, and local shops. Offering versatile living space across three floors.















Total floor area 171.4 m² (1,844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- End Terrace Four Bedroom Family Home
- Downstairs Shower Room & Family Bathroom
- Two Reception Rooms, Kitchen & Dining Area
- Private Rear Garden
- Driveway Parking For Multiple Cars

Tenure: Freehold EPC Rating: C

offers over

Property Ref:

CRA111204 - 0004

£500,000

Council Tax Band: C





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

Property Description

Step into a welcoming entrance porch leading to a spacious hallway with a storage cupboard and stairs to the first floor. The main lounge features a large bay window and a charming feature fireplace, flowing into a second reception room with ample space for multiple sofas, a large dining table, and a home office setup.

The kitchen is well-equipped with a range of wall and base units, integrated appliances, generous worktop space, and a storage cupboard. A dining area and downstairs shower room complete the ground floor layout. The conservatory and leanto provide access to the rear garden.

Upstairs, you'll find four good-sized bedrooms, with bedrooms one and three benefiting from built-in wardrobes. A modern family bathroom serves this floor, and stairs lead up to a loft room, offering flexible use as a playroom, or study.

The rear garden is mainly laid to lawn with mature shrub borders, a decking area perfect for entertaining, and a summer house at the far end. A pathway through the lean-to provides convenient access to the garden.



Winchester Rd Exeter Cl Google Map data @2025 Google

Please note the marker reflects the postcode not the actual property





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and boundaries of the property and other important matters before exchange of contracts.