



Trefoil Crescent, Broadfield, Crawley, West Sussex, RH11 9EY

£1,350 pcm

- Modern and well presented throughout
- Middle terrace family home
- Downstairs cloakroom
- Three bedrooms
- 18ft lounge / diner
- Rear garden & garage
- Refitted modern kitchen
- Refitted bathroom with separate shower cubicle
- Unfurnished; available mid October

Property Description

Homes Partnership Lettings and Management is pleased to bring to the market this three bedroom, middle terrace property located in the residential neighbourhood of Broadfield. The property is modern and well presented throughout and the ground floor comprises an entrance hall, lounge / diner to the front, refitted kitchen with built in oven and hob, cloakroom and utility room with a door to the rear garden. On the first floor there are two double bedrooms, a third bedroom and a bathroom refitted with white suite and separate shower cubicle. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden is laid to lawn and the rear garden is low maintenance being laid with artificial grass and decking. There is access to a garage. The property is ideally located for local amenities and schools and would be a good family home. This will be available from the middle of October and is being offered unfurnished.

CANOPY PORCH Front door with flanking window panel, opening to:

ENTRANCE HALL Stairs to the first floor. Radiator. Storage cupboard. Opening to kitchen. Doors to cloakroom, utility room and:

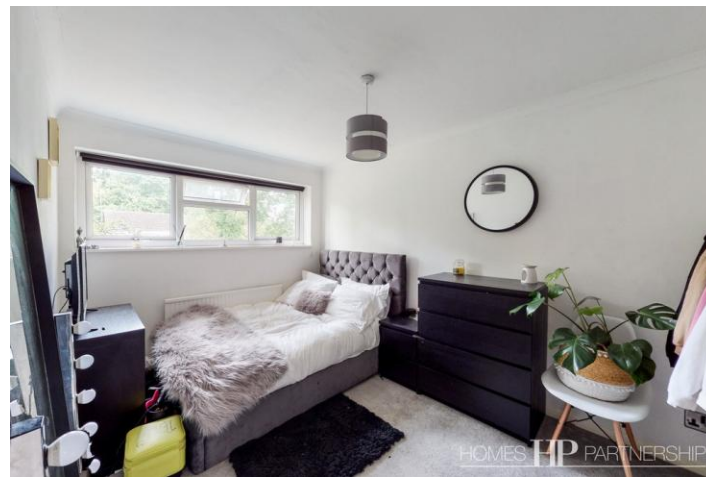
LOUNGE / DINER 19' 0" x 11' 7" (5.79m x 3.53m) approximate. Radiator. Window to the front. Door to:

KITCHEN 11' 7" x 7' 10" (3.53m x 2.39m) approximate. Refitted with a range of wall and base level units incorporating a one and a half bowl, single drainer, stainless steel sink unit with mixer tap. Built in double oven and hob with extractor hood over. Fridge / freezer and integral washing machine. Wall mounted boiler. Window to the rear.

CLOAKROOM Fitted with a white suite comprising a low level WC and a wash hand basin. Radiator. Opaque window to the rear.

UTILITY ROOM 6' 2" x 6' 2" (1.88m x 1.88m) approximate. Fitted with base level units incorporating a single bowl, single drainer, stainless steel sink unit with mixer tap. Washing machine and tumble dryer. Dual aspect with window to the rear and door opening to the side.





FIRST FLOOR LANDING Stairs from the entrance hall. Hatch to loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE 13' 4" x 8' 8" (4.06m x 2.64m) approximate. Radiator. Window overlooking the rear garden.

BEDROOM TWO 12' 11" x 8' 8" (3.94m x 2.64m) approximate. Radiator. Window to the front.

BEDROOM THREE 8' 10" x 7' 2" (2.69m x 2.18m) approximate. Radiator. Window to the front.

BATHROOM Refitted with a white suite comprising a bath with shower over, low level WC, feature heart shaped wash hand basin with vanity cupboard below and a separate shower cubicle. Heated towel rail. Opaque window to the rear.



OUTSIDE

FRONT GARDEN Open plan and laid to lawn with a flower bed and tree. Path to front door.

REAR GARDEN Laid with artificial grass with a raised, decked area. Enclosed by fence with gated rear access.

GARAGE Set within the garden and accessed from the rear. Use of the garage.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

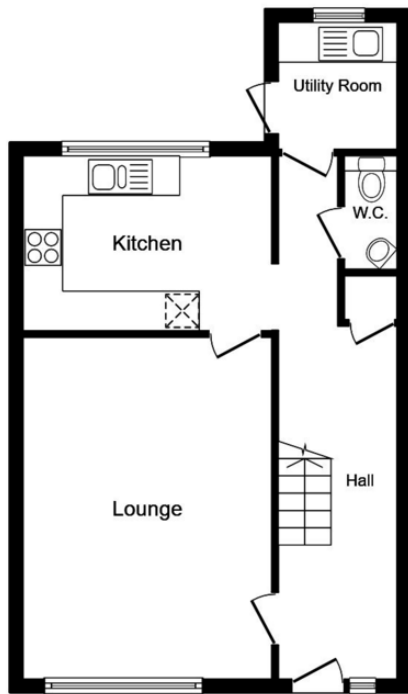
Crawley	By car	10 mins	On foot	38 mins - 1.9 miles
Field	By car	8 mins	On foot	34 mins - 1.7 miles

(source google maps)

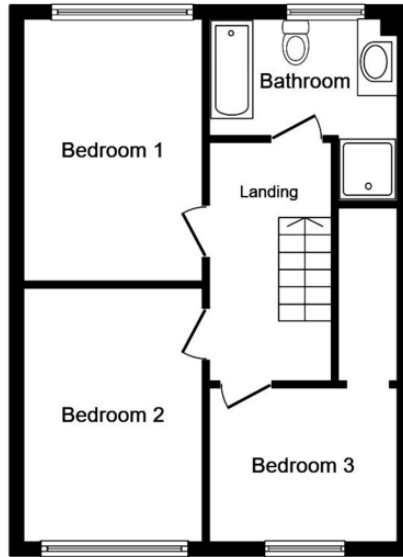
AREA INFORMATION

Located to the south west of the town, Broadfield has one of the largest neighbourhood shopping parades in the town with a wide variety of shops, a library, a church, a nearby mosque and a large medical centre. There are two primary schools, an adventure playground, many open spaces with football pitches and the Broadfield Stadium which is home to Crawley Town Football Club. Broadfield Park is next to the stadium, this used to be part of Tilgate Estate and there is a small lake and some woods. Buchan Country Park and Tilgate Park are roughly equidistant, both with large, open spaces to relax in and K2 Leisure centre is nearby. The 24 hour Fastway bus service connects Broadfield to Crawley town centre, Gatwick Airport and beyond and the A23 / M23 provides access to London and the south coast.





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

SUMMARY OF CHARGES TO TENANTS

Money due to reserve a property:

Holding Deposit:
Equivalent to 1 Weeks' Rent

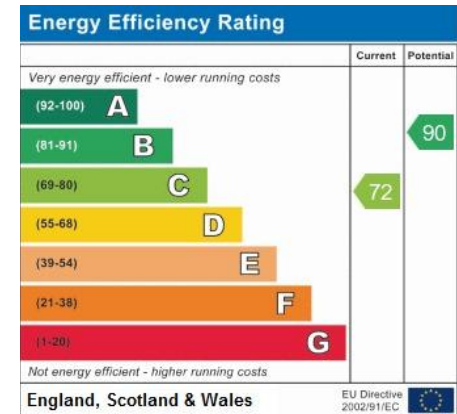
Money due in cleared funds prior to the start of tenancy:

One month's rent in advance
Dilapidations Deposit (Equivalent to 5 weeks' rent)

TENURE Long term

COUNCIL TAX BAND C £1,724

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.



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