



Paddockhurst Road, Gossops Green, Crawley, RH11 8ET

Taylor Robinson is delighted to offer this extended 3 bedroom end of terrace house boasting a family room / conservatory, downstairs cloakroom / shower room and an enclosed rear garden. The property also benefits from replacement double glazed windows, radiator heating and off road parking to driveway at the front.

Ideally situated with access to local shops and schools. Fastway bus service is close by. No chain.

***Offers In Excess Of £368,000 Freehold***

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- No Chain
- End of Terrace
- Double Glazed Windows
- Extended to provide Downstairs Cloakroom / Shower Room
- Conservatory
- Close to schools
- 3 Bedrooms
- Radiator Heating

|                             |                              |                           |
|-----------------------------|------------------------------|---------------------------|
| Entrance                    | Shower Room                  | W.C.                      |
| Hallway                     | 6'2" x 5'6" (1.88 x 1.68)    | 5'4" x 2'7" (1.63 x 0.79) |
| 7'6" x 4'11" (2.29 x 1.50)  | Stairs to First Floor        | Outside                   |
| Inner Hallway               | Landing                      | Rear Garden               |
| Kitchen                     | 6'11" x 5'6" (2.11 x 1.68)   | Driveway to front         |
| 10'3" x 9'0" (3.12 x 2.74)  | Bedroom 1                    |                           |
| Living Room                 | 11'6" x 10'8" (3.51 x 3.25)  |                           |
| 21'10" x 9'2" (6.65 x 2.79) | Bedroom 2                    |                           |
| Conservatory                | 10'10" x 10'1" (3.30 x 3.07) |                           |
| 16'6" x 6'1" (5.03 x 1.85)  | Bedroom 3                    |                           |
| Side Access                 | 8'8" x 5'6" (2.64 x 1.68)    |                           |
| 21'11" x 3'7" (6.68 x 1.09) | Bathroom                     |                           |
|                             | 5'5" x 4'8" (1.65 x 1.42)    |                           |

## Council Tax Band: C





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            | <b>65</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |