



## Edrich Road, Broadfield, Crawley, RH11 9SD

Taylor Robinson are delighted to offer this 4 bedroom self build detached home boasting a two storey side extension providing space for an enlarged family or annex for family use. The property has benefitted from improvements throughout, including a fitted kitchen open plan to family / dining room, 3 en suite bathrooms and a super sized lounge.

There is replacement double glazed windows throughout and radiator heating. A secluded rear garden compliments the space provided along with a driveway with parking for several cars.

Ideally situated at the end of a road with trees and shrubs surrounding, having easy access to local shops, schools and 'Fastway' buses.

***Offers In The Region Of £625,000 Freehold***

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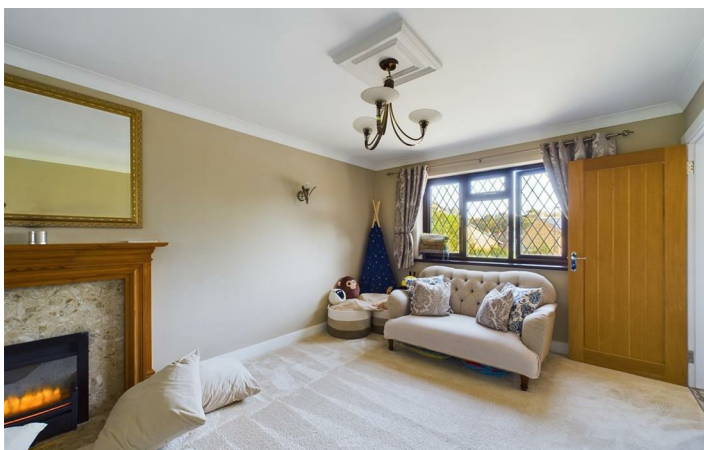


- 6 Bedrooms
- Great Flexible Ground Floor Living Space
- Secluded Garden
- Detached House Extended to provide Annex Accommodation
- Refitted Kitchen / Dining / Family Room
- Driveway with lots of parking
- 4 En Suites
- Corner Plot - Self Build Home

Entrance	Hallway	Bedroom
Hallway	3'11" x 3'1" (1.19 x 0.94)	13'0" x 10'7" (3.96 x 3.23)
9'1" x 7'7" (2.77 x 2.31)	Kitchen	En Suite W.C.
Living Room	9'10" x 6'5" (3.00 x 1.96 (2.99 x 1.95))	4'7" x 3'8" (1.40 x 1.12)
23'6" x 12'0" (7.16 x 3.66)	Stairs to First Floor	Bedroom
Kitchen/ Family Room & Dining Room	Landing	13'4" x 10'4" (4.06 x 3.15)
22'10" x 20'0" (6.96 x 6.10 (6.95 x 6.09))	5'8" x 2'7" (1.73 x 0.79)	Bedroom
Cloakroom	Bedroom	9'7" x 7'7" (2.92 x 2.31)
5'10" x 4'1" (1.78 x 1.24)	16'3" x 11'6" (4.95 x 3.51)	Bedroom
Utility Room	En Suite Shower Room	7'0" x 6'4" (2.13 x 1.93)
6'2" x 5'10" (1.88 x 1.78)	7'4" x 3'10" (2.24 x 1.17)	Bathroom
Entrance.	Bedroom	9'7" x 6'6" (2.92 x 1.98)
Study/ Bedroom/ Home Office	12'10" x 7'0" (3.91 x 2.13)	Outside
12'0" x 9'1" (3.66 x 2.77)	En Suite Shower Room	Rear Garden
En Suite Shower Room	6'10" x 1'8" (2.08 x 0.51)	Driveway to front
8'0" x 3'9" (2.44 x 1.14)	Stairs to First Floor.	

## Council Tax Band: E





# 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.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## 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>69</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 2002/91/EC	