



## Lambourne Close, Furnace Green, Crawley, RH10 6JW

Taylor Robinson is delighted to welcome to the market a 4 bedroom spacious semi-detached family home in the sought after area of Furnace Green. The property which offers generous living space throughout in brief comprises of an entrance porch, entrance hall with stairs rising to the first floor, a light and airy living room with access to the dining room which has sliding doors leading to the conservatory. There is a fully fitted kitchen with further access to the garden and a downstairs W.C. The first floor offers four bedrooms and a family bathroom fitted in a white contemporary suite. Externally you will find a low maintenance rear garden with direct access to the garage which has up and over door, power and lighting. To the front of the property will find a driveway with parking for multiple cars and a garden laid to lawn. The property also benefits from double glazing, gas central heating and is conveniently located close to the local amenities and bus routes to Crawley town centre and Crawley train station.

***Price Guide £500,000 Freehold***

# Lambourne Close, Furnace Green, Crawley, RH10 6JW



- Price Guide £500,000 - £525,000
- Dining Area
- 4 Good Sized Bedrooms
- Double Glazing & Gas Central Heating
- 4 Bedroom Semi-Detached House
- Conservatory
- Garage
- Spacious Living Room
- W.C.
- Driveway

Entry 3'4" x 6'2" (1.02 x 1.88)	Conservatory 8'10" x 9'8" (2.70 x 2.97)	Bathroom 8'4" x 5'4" (2.55 x 1.64)
Hallway 12'10" x 5'10" (3.92 x 1.78)	Stairs to First Floor	Outside
W.C. 5'6" x 2'4" (1.69 x 0.73)	Landing 3'1" x 13'10" (0.94 x 4.22)	Rear Garden
Kitchen 11'10" x 9'9" (3.61 x 2.99)	Bedroom 1 11'9" x 11'3" (3.59 x 3.43)	Front Garden
Living Room 12'11" x 15'8" (3.96 x 4.80)	Bedroom 2 13'2" x 7'8" (4.03 x 2.36)	Driveway
Dining Room 11'11" x 11'9" (3.65 x 3.59)	Bedroom 3 11'7" x 7'4" (3.54 x 2.24)	Garage
	Bedroom 4 7'4" x 8'0" (2.26 x 2.45)	

## 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	