



## Mulberry Road, Langley Green, Crawley, RH11 7NJ

Price Guide £415,000 - £425,000

Welcome to Mulberry Road, Crawley - a charming location for this delightful 3-bedroom end terrace family home. This property boasts not one, but two reception rooms, providing ample space for entertaining or simply relaxing with loved ones.

As you step inside, you'll be greeted by a brand new modern kitchen, perfect for whipping up delicious meals to enjoy in the spacious dining area. The addition of a brand new utility room ensures that chores are a breeze, keeping the main living areas clutter-free.

The property features three well-appointed bedrooms, with bedroom one offering the convenience of an en suite bathroom. With two additional bedrooms and another bathroom, there's plenty of room for the whole family to unwind in comfort.

Parking is made easy with a double garage providing extra storage or parking options. Whether you're looking for a cosy night in by the fireplace or a summer BBQ in the garden, this end terrace house offers the perfect setting for creating lasting memories.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that await you at Mulberry Road.

**Price Guide £415,000 Freehold**



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- 3 Bedroom End of Terrace
- Well Presented
- Spacious Entrance with Study and Dining Area
- Fully Fitted Kitchen
- Bedroom One with En Suite
- Spacious Private Rear Garden
- Double Garage with Remote Roller Door
- Double Glazing
- Gas Central Heating

## Entrance

## Hallway/ Dining Area/ Study

12'3" x 13'4" (3.74 x 4.07)

## Kitchen

9'8" x 12'0" (2.96 x 3.66)

## Utility Room

4'9" x 4'8" (1.46 x 1.44)

## Living Room

17'1" x 11'10" (5.21 x 3.61)

## Stairs to First Floor

## Landing

2'6" x 7'6" (0.77 x 2.31)

## Bedroom 1

13'1" x 9'3" (3.99 x 2.82)

## En Suite Shower Room

3'4" x 7'8" (1.04 x 2.35)

## Bedroom 2

8'2" x 11'9" (2.49 x 3.59)

## Bedroom 3

8'4" x 7'11" (2.55 x 2.43)

## Bathroom

5'4" x 7'6" (1.65 x 2.29)

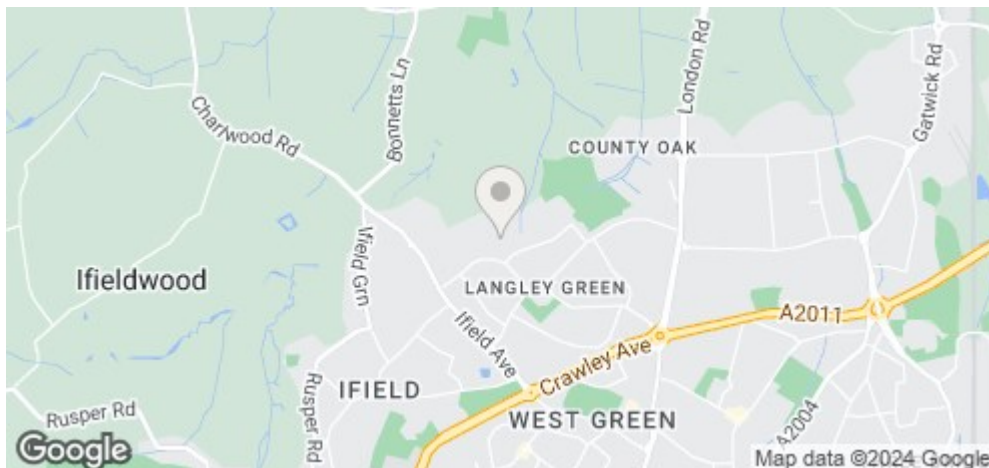
## Outside

## Double Garage

20'9" x 19'4" (6.33 x 5.90)

## Rear Garden

## 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	