



Merton Road, Tollgate Hill, Crawley, RH11 9TW

Guide Price £475,000 - £500,000

Welcome to Merton Road, Crawley - a charming location for this 5-bedroom semi-detached house. As you step inside, you'll be greeted by a well-presented property boasting one reception room and a family-friendly layout with plenty of space for everyone. This delightful home offers not just one but five bedrooms, providing ample room for a growing family or guests. The property features a spacious lounge ensuring convenience and comfort for all residents.

One of the standout features of this property is the garage and driveway, offering hassle-free parking solutions in this sought-after area. Additionally, the private rear garden provides a tranquil outdoor space where you can relax and unwind after a long day. What's more, this property is chain-free, making the buying process smoother and more straightforward. Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await you at Merton Road!

Price Guide £475,000 Freehold

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- GUIDE PRICE £475,000 - £500,000
- Chain Free
- 5 Bedroom Semi-Detached House
- Light and Airy Living Room
- Downstairs W.C.
- Shower Room
- Private Rear Garden
- Driveway with parking for 2 cars
- Double Glazing
- Gas Central Heating

Entrance

Stairs to First Floor

Shower Room

Hallway

Landing

6'11" x 6'3" (2.11 x 1.91)

16'9" x 7'2" (5.11 x 2.18)

13'8" x 6'6" (4.17 x 1.98)

Outside

Kitchen

Bedroom 1

Rear Garden

12'9" x 10'1" (3.89 x 3.07)

13'4" x 10'11" (4.06 x 3.33)

Driveway to front

Dining Room

Bedroom 2

12'11" x 10'1" (3.94 x 3.07)

13'1" x 8'11" (3.99 x 2.72)

Living Room

Bedroom 3

16'5" x 13'5" (5.00 x 4.09)

10'11" x 9'8" (3.33 x 2.95 (3.32 x 2.94))

Garage

Bedroom 4

16'1" x 8'8" (4.90 x 2.64)

10'0" x 6'5" (3.05 x 1.96)

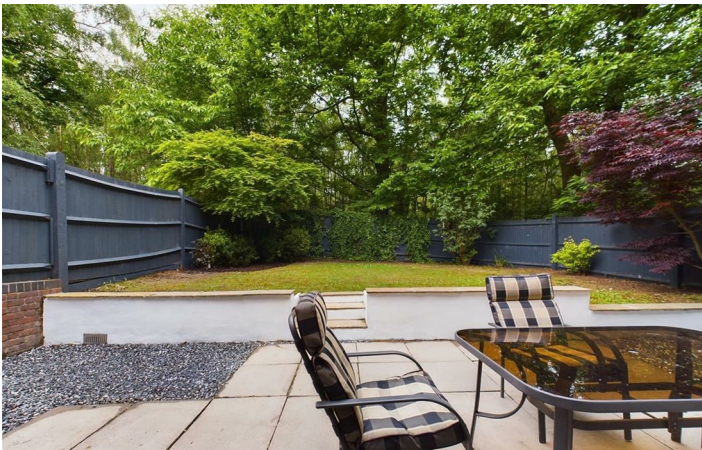
W.C.

Bedroom 5

4'10" x 2'9" (1.47 x 0.84)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	