



Lucas Close, Maidenbower, Crawley, RH10 7EY

Taylor Robinson is delighted to welcome to the market an immaculately presented 4-bedroom detached house in the highly sought after location of Maidenbower. The property is conveniently located within a quiet Close and within easy access to Three Bridges main line station with direct routes to London & Gatwick Airport, and highly regarded schools. The property in brief comprises of an entrance hall with access to a W.C., modern fitted kitchen and light and airy living room with space for dining table, under stairs cupboard and French doors leading to the private rear garden. The first floor offers three bedrooms, a modern family bathroom fitted in a white contemporary suite and bedroom one has an en suite shower room with built in wardrobes. The second floor has been converted into a good-sized bedroom with Velux windows to rear aspect. Externally you will find a low maintenance rear garden mainly laid to lawn with patio area to front, rear and side. To the front of the property there is allocated parking. The property also benefits from double glazing and gas central heating.

£450,000 Freehold

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- 4 Bedroom Detached House
- Light and Airy Living Room
- Loft Converted into a Double Bedroom

- Immaculately Presented Throughout
- Bedroom One with En Suite
- Allocated Parking

- Downstairs W.C.
- Modern Bathroom

Entrance

Hallway

11'3" x 3'7" (3.43 x 1.09)

Kitchen

11'3" x 8'3" (3.43 x 2.51)

Living Room

15'6" x 14'1" (4.72 x 4.29)

Stairs to First Floor

Landing

11'4" x 3'3" (3.45 x 0.99)

Bedroom 1

9'9" x 8'10" (2.97 x 2.69)

En Suite Shower Room

8'10" x 4'4" (2.69 x 1.32)

Bedroom 3

11'0" x 8'10" (3.35 x 2.69)

Bedroom 4

7'6" x 6'3" (2.29 x 1.91 (2.28 x 1.90))

Bathroom

6'3" x 6'2" (1.91 x 1.88)

Stairs to Second Floor

Landing

2'10" x 2'7" (0.86 x 0.79)

Bedroom 2

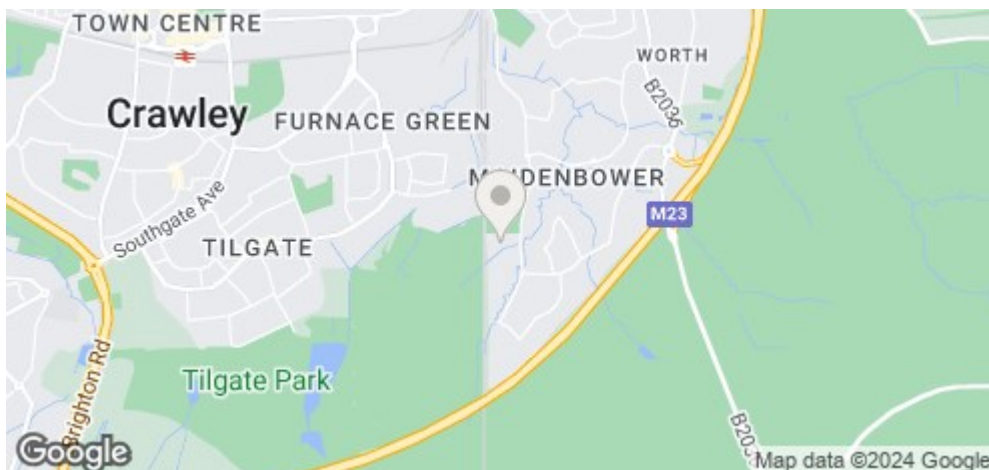
12'7" x 11'8" (3.84 x 3.56 (3.83 x 3.55))

Outside

Rear Garden

Allocated Parking

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		88
(69-80) C	76	
(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	