



Cook Road, Tilgate, Crawley, RH10 5DJ

Welcome to this charming property located on Cook Road in the lovely town of Crawley. This delightful house boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 bedrooms and 2 bathrooms, there is plenty of space for everyone to enjoy.

This property is a 4-bedroom semi-detached house with a unique feature - a downstairs bedroom with an en suite shower room, providing convenience and flexibility for you and your loved ones. The double-story extension adds character to the house and offers even more living space for your comfort. This well-presented home is ideal for those looking for a spacious and inviting living environment. With parking spaces for multiple cars, you can invite friends and family over without worrying about parking arrangements.

This property offers not only a comfortable living space but also easy access to Tilgate Park & Forest, Crawley train station for direct routes to London & Gatwick Airport, Three Bridges mainline station and easy access to the M23 for routes to London & Brighton. Gatwick Airport is also conveniently located to the property.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and warmth this property has to offer.

Offers Over £525,000 Freehold

Cook Road, Tilgate, Crawley, RH10 5DJ



- 4 Bedroom Semi-Detached House
- Downstairs Bedroom with En Suite
- Landscaped Garden
- Easy Access To Crawley Town Centre & Crawley Main Line Station
- Immaculately Presented Throughout
- Modern Kitchen
- Driveway with parking for multiple cars
- Extended
- Utility Room
- Sun Room

Entry

3'10" x 5'4" (1.18 x 1.64)

Living Room

11'5" x 18'6" (3.48 x 5.66)

Kitchen/ Diner

11'5" x 18'6" (3.48 x 5.66)

Sun Room

8'9" x 8'5" (2.68 x 2.59)

Utility Room

9'7" x 5'7" (2.94 x 1.71)

Bedroom 4

11'5" x 5'6" (3.50 x 1.68)

En Suite Shower Room

6'11" x 5'5" (2.12 x 1.67)

Stairs to First Floor

Landing

7'8" x 5'6" (2.35 x 1.69)

Bedroom 1

7'10" x 14'6" (2.39 x 4.44)

Bedroom 2

11'7" x 9'9" (3.54 x 2.98)

Bedroom 3

11'10" x 8'11" (3.62 x 2.72)

Bathroom

7'6" x 7'0" (2.29 x 2.14)

Outside

Rear Garden

Front Garden

Driveway to front

Council Tax Band: D





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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	73	
(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	