



Cobbles Crescent, Northgate, Crawley, RH10 8HA

Taylor Robinson are delighted to offer for sale this 1930's built terraced home with a 2 storey full width rear extension. The property has recently undergone a substantial professional refurbishment and benefits from off-road parking for three cars. Situated in a quiet cul-de-sac close to the town centre this property has a newly built oak - frame garage with adjoining workshop/hobby room which is accessed via a secure electric gate to the rear.

The ground floor boasts a large and versatile open plan kitchen /dining area with French doors to the rear garden, a separate lounge situated to the front and a spacious under-stairs storage cupboard. The 3 bedrooms are all of an excellent size - whose measurements exclude the areas devoted to fitted double/treble wardrobes for each room. The bathroom features a white suite with a screened bath and overhead shower and a large Velux window that fills the room with natural light.

Another highlight of this property is the recently refurbished and re-tiled roof and good size boarded loft space, offering potential for further development or storage. Radiator heating is controlled from a modern gas boiler situated in an enclosed airing cupboard and replacement double glazed windows are fitted throughout.

The enclosed rear garden has a block paved patio, areas of lawn and a gate leading out to the extensive communal paved rear access and automated electric entrance gate. The garage and adjoining workshop are further secured by an electric roller shutter.

This traditional build property is bright and modern and ready to welcome new owners, whilst at the same time offering plenty of scope for further development/innovation. Ideally situated in a quiet Crescent within easy walking distance from Crawley's town centre, railway station, bus links and local schools, and close access to Gatwick airport and motorway network.

Offered with No Chain.

£400,000 Freehold

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- Refurbished & Extended 3 Bedroom 1930's House
- Radiator Heating & Replacement Double Glazed Windows
- Garage & Workshop to Rear
- Walking Distance to Town Centre
- Lounge
- Enclosed Rear Garden
- Secure Automated Rear Access
- Open Plan Kitchen / Dining Room
- Driveway to Front
- No Chain

Entrance Hall

13'10" x 5'7" (4.22m x 1.70m)

Lounge

11'7" x 9'11" (3.55 x 3.04)

Kitchen / Dining Room

18'1" x 16'2" (5.51m x 4.93m)

Stairs to First Floor

Landing

2'7" x 10'7" (0.79 x 3.23)

Bedroom 1

9'1" x 12'11" (2.77 x 3.94)

Bedroom 2

8'10" x 8'2" (2.70 x 2.50)

Bedroom 3

9'8" x 7'6" (2.95m x 2.29m)

Bathroom

8'0" x 5'0" (2.44m x 1.52m)

Outside

Rear Garden

Garage

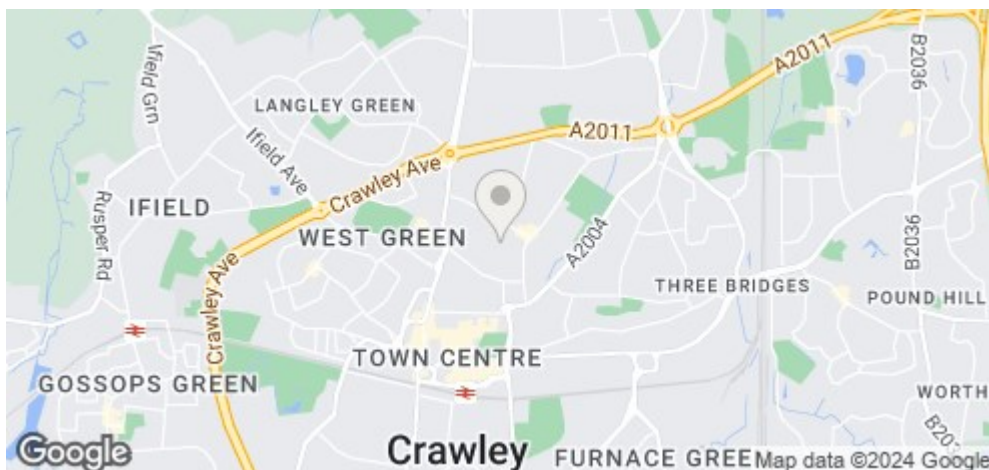
15'1" x 10'11" (4.62 x 3.33)

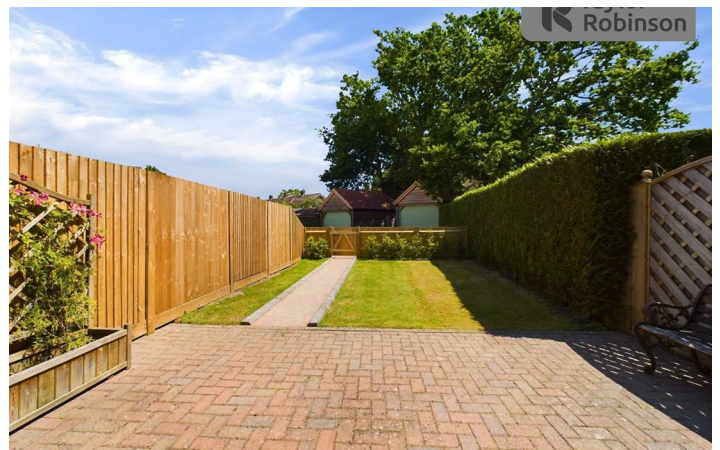
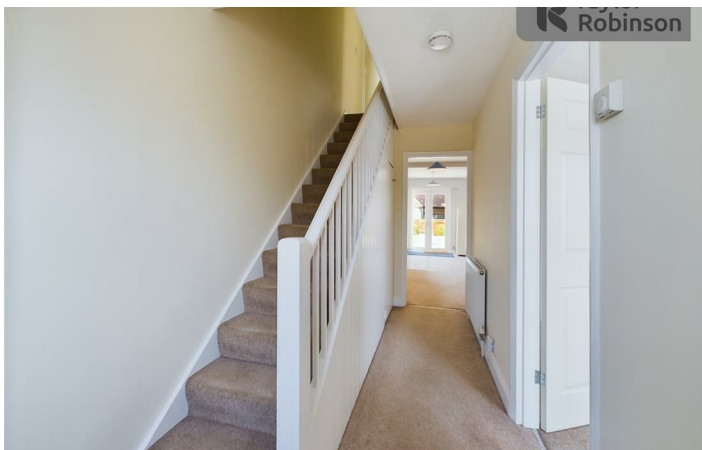
Adjoining Workshop

10'0" x 8'11" (3.07 x 2.72)

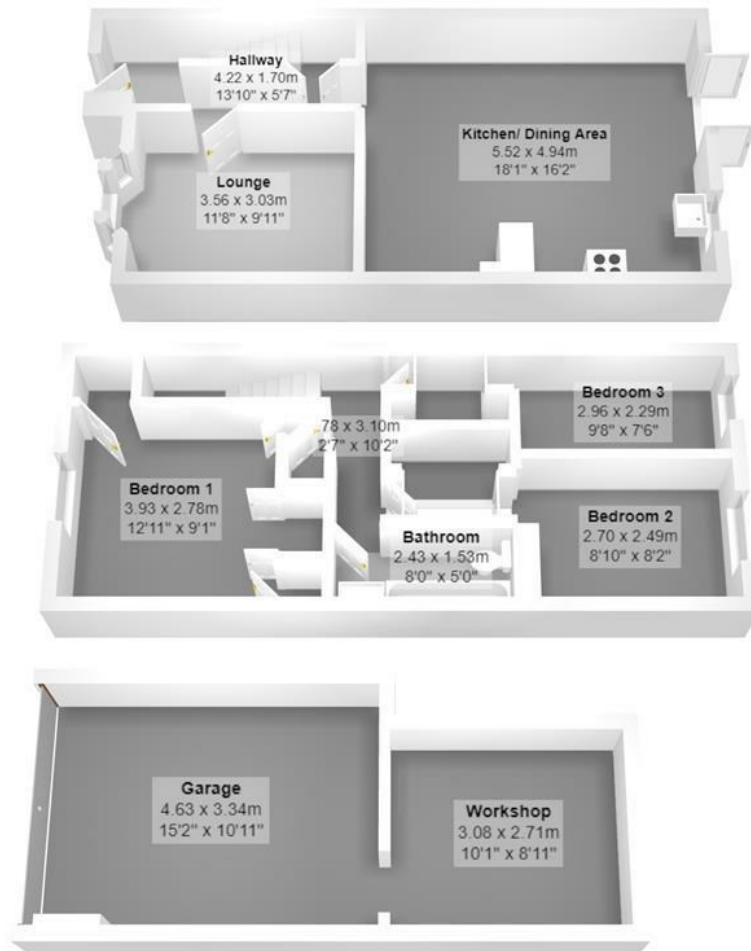
Driveway

Council Tax Band: C





Floor Plan



Total Area: 107.5 m² ... 1157 ft²

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		87
(69-80) C	75	
(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