



## Deerswood Close, West Green, Crawley, RH11 7JW

Welcome to this charming property located in the sought-after area of West Green, Crawley. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those in need of a home office.

Situated in a peaceful neighbourhood, this older property is close to local shops and schools. The absence of a chain means a smoother transition for the lucky new owners. The house has been extended to the ground floor, providing additional living space for your comfort and convenience.

Featuring radiator heating, this home ensures you stay warm and cosy during the colder months. Step outside into the large rear garden, a tranquil oasis where you can unwind and enjoy the outdoors. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for relaxation and recreation.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless potential this property holds for you and your family.

**£365,000 Freehold**

# Deerswood Close, West Green, Crawley, RH11 7JW



- No Chain
- Radiator Heating & Double Glazed Windows
- 3 Bedrooms
- Enclosed Rear Garden with side access
- Extended to ground floor
- Close to local Shops & Schools

Entrance Hall

Living Room

12'9" x 11'0" (3.89 x 3.36)

Dining / Family Room

18'4" x 10'5" (5.60 x 3.20)

Kitchen

11'9" x 8'9" (3.60 x 2.67)

Stairs to first floor Landing

Bedroom 1

11'5" x 11'0" (3.49 x 3.36)

Bedroom 2

12'0" x 10'7" (3.68 x 3.25)

Bedroom 3

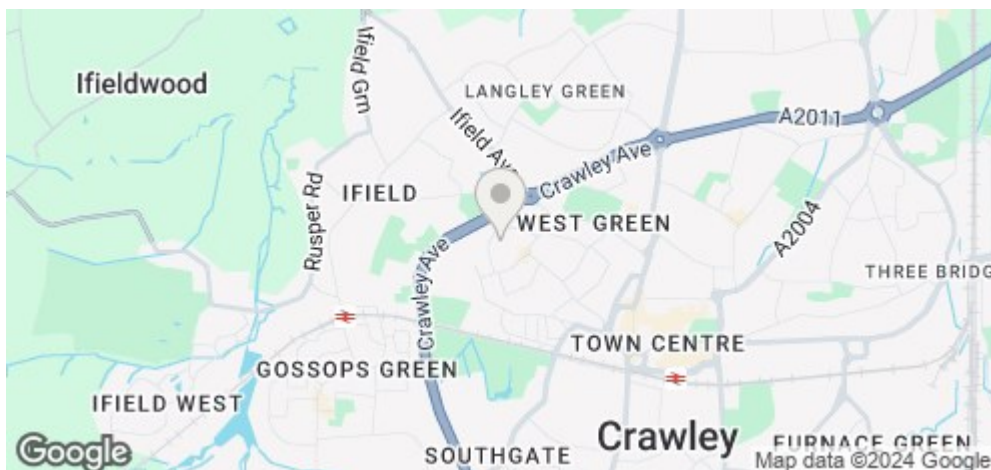
8'10" x 7'10" (2.71 x 2.39)

Bathroom

Outside

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>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</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 |