



**Taylor
Robinson**



Lyndhurst Close, Southgate, Crawley, RH11 8AP

Nestled in the desirable area of Southgate, Crawley, this modern end-terrace Georgian style house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatility, allowing for both relaxation and entertaining, while the modern shower room caters to all your daily needs.

The house boasts replacement double-glazed windows, ensuring energy efficiency and a peaceful atmosphere throughout. Radiator heating adds to the comfort, making it a welcoming home during the cooler months. The enclosed rear garden is a delightful feature, perfect for outdoor activities, gardening, or simply enjoying a quiet moment in the fresh air.

Conveniently located close to Crawley town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. Additionally, the property comes with a garage en bloc for one vehicle, a valuable asset. With no onward chain, this home is ready for you to move in and make it your own.

£375,000 Freehold

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- No Chain
- Replacement Double Glazed Windows
- 3 Bedroom End of terrace House
- Enclosed Rear Garden
- Living & Dining Rooms
- Garage En Bloc

Entrance hall

Bedroom 3
9'3" x 6'10" (2.84 x 2.10)

Living Room
14'10" x 13'1" (4.53 x 4.00)

Bathroom

Dining Room
9'2" x 8'2" (2.81 x 2.51)

Outside

Kitchen
9'1" x 7'10" (2.79 x 2.39)

Rear Garden

Stairs to first floor Landing

Garage En Bloc

Bedroom 1
14'6" x 9'1" (4.44 x 2.77)

Bedroom 2
9'5" x 9'1" (2.88 x 2.77)

Council Tax Band: D





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 firms 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	