



## Hobbs Road, Broadfield, Crawley, RH11 9SA

Nestled on Hobbs Road in the charming area of Broadfield, Crawley, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. With its great condition throughout, this property offers a warm and inviting atmosphere that is sure to make you feel at home. The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the living areas, making it perfect for family gatherings or social occasions. With three comfortable bedrooms, there is plenty of room for everyone, and the additional loft room offers versatile space.

Convenience is key, with a handy downstairs shower room, ensuring that morning routines run smoothly for the whole family. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.

The property is situated in a friendly neighborhood, close to local amenities and transport links, making it an ideal location for those who appreciate both tranquility and accessibility. Whether you are looking to invest in a family home or seeking a comfortable space to enjoy life, this three-bedroom end-terrace house on Hobbs Road is a must-see. Don't miss the chance to make this lovely property your own.

**£365,000 Freehold**



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- No Chain
- Great Condition throughout
- Close to Shops & Buses
- 3 Bedroom End Of Terraced House
- Downstairs Shower Room
- Driveway
- Loft Room

## Entrance Hall

19'7" x 5'10" (5.98 x 1.79)

## Living Room

14'6" x 11'6" (4.42 x 3.53)

## Kitchen

10'0" x 8'7" (3.06 x 2.64)

## Dining Room

10'9" x 8'9" (3.28 x 2.69)

## Shower Room

6'2" x 6'0" (1.89 x 1.84)

## Landing

13'1" x 6'0" (3.99 x 1.85)

## Bedroom 1

12'10" x 10'11" (3.93 x 3.33)

## Bedroom 2

10'7" x 10'3" (3.23 x 3.14)

## Bedroom 3

10'10" x 6'7" (3.32 x 2.01)

## Bathroom

7'0" x 5'6" (2.15 x 1.70)

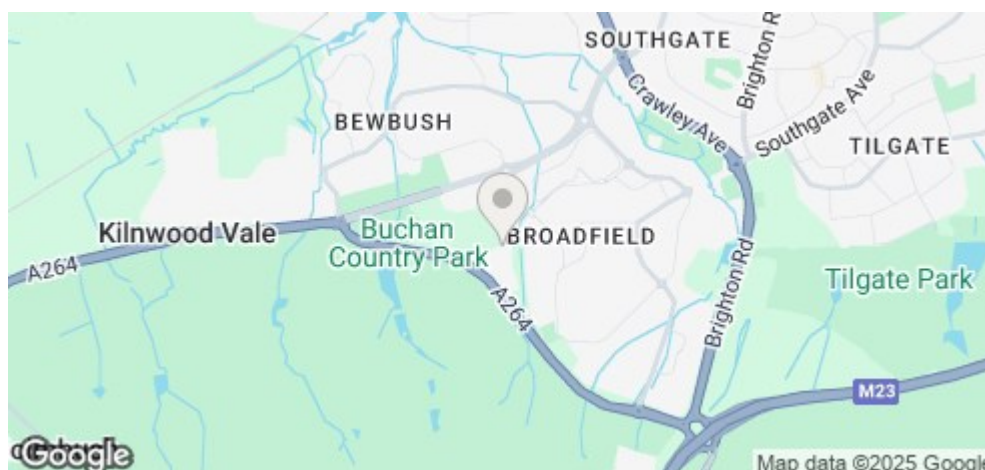
## Loft Room

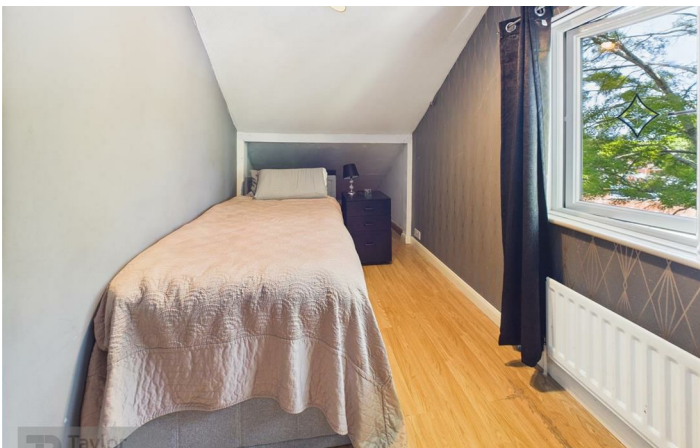
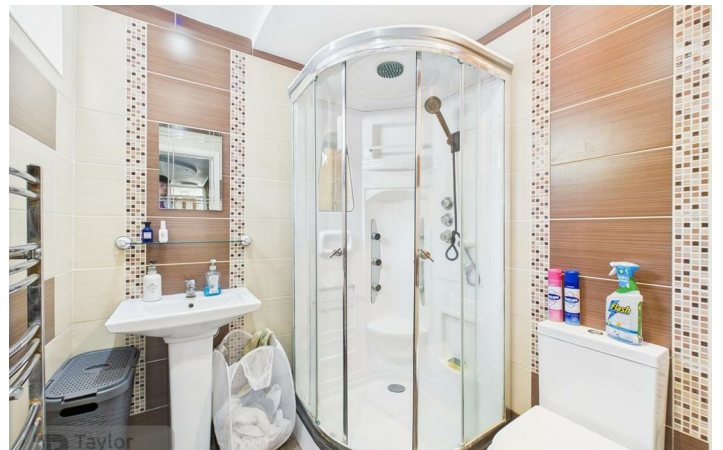
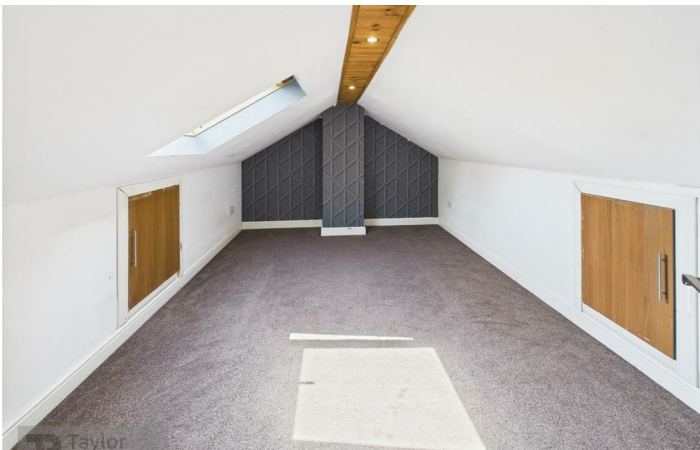
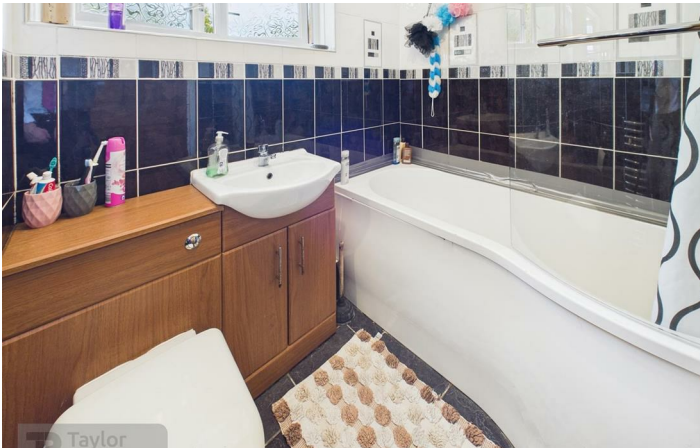
14'4" x 9'7" (4.39 x 2.93)

## Garden

## Driveway

## 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 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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