



## Goddard Close, Maidenbower, Crawley, RH10 7HS

Nestled in the desirable area of Maidenbower, Crawley, this modern three-bedroom terraced house, built in 1990, presents an excellent opportunity for both families and professionals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is undoubtedly the refitted kitchen, which has been thoughtfully designed to meet the needs of contemporary living. The bathroom has also been updated, ensuring a fresh and inviting atmosphere. With a replacement gas boiler, you can enjoy peace of mind regarding heating and efficiency.

One of the standout features of this property is the large rear garden, perfect for outdoor activities, gardening, or simply unwinding in a tranquil setting. Additionally, the house offers two convenient parking spaces at the front, a rare find in this sought-after location.

The property is ideally situated with easy access to local amenities, including schools, shops, and the beautiful Tilgate Park, making it perfect for families and those who enjoy outdoor pursuits. Furthermore, with no onward chain, you can move in without delay and start enjoying your new home right away.

This charming terraced house in Maidenbower is a fantastic opportunity for anyone looking to settle in a vibrant community with excellent transport links and local facilities. Don't miss your chance to make this delightful property your own.

**£375,000 Freehold**

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- 3 Bedrooms
- Refitted Bathroom
- Close to buses & Easy access to M23 Motorway
- No Onward Chain
- Large Rear Garden
- Access to Tilgate Park
- Refitted Kitchen & Replacement gas boiler
- 2 Parking Spaces to Front

Entrance Hall

Rear Garden

Living Room

14'7" x 14'3" (4.47 x 4.35)

Parking to front

Dining Room

9'11" x 7'9" (3.04 x 2.38)

Kitchen

9'11" x 6'7" (3.04 x 2.01)

Stairs to first floor Landing

Bedroom 1

11'4" x 8'4" (3.47 x 2.55)

Bedroom 2

9'1" x 8'7" (2.79 x 2.62)

Bedroom 3

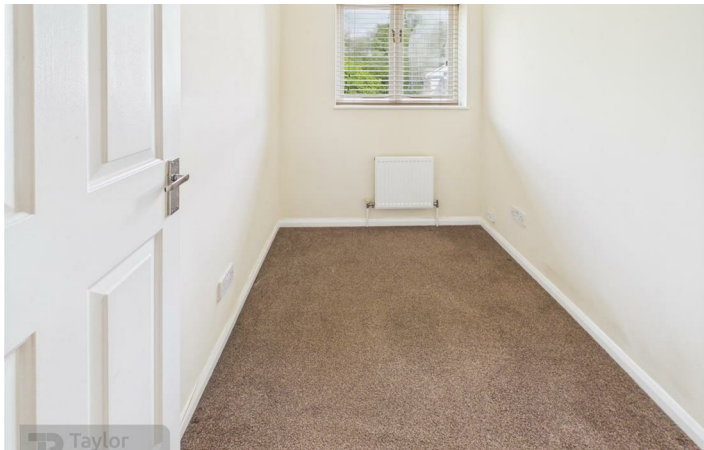
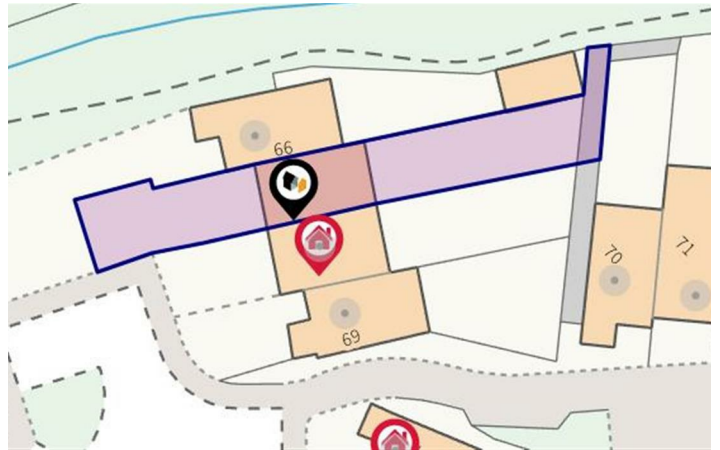
7'4" x 5'8" (2.26 x 1.74)

Bathroom

Outside

## 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 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>		
(81-91) <b>B</b>		<b>86</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	