



## Goffs Close, Southgate, Crawley, RH11 8QB

Nestled in the tranquil Goffs Close, Southgate, Crawley, this beautifully presented 3 / 4 bedroom family home offers a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms, including a master suite that features a spacious en suite bathroom / dressing room previously designed as a fourth bedroom. Solar panels to the roof ensure running costs are very competitive.

The heart of the home is a generous 22'10 living room, providing ample space for relaxation and family gatherings. The house has been thoughtfully extended, creating additional living space that enhances the overall functionality of the home.

The enclosed rear garden is a delightful retreat, ideal for outdoor entertaining or simply enjoying the peaceful surroundings. The property backs directly onto Goffs Park, offering a picturesque view and easy access to green spaces for leisurely walks or family outings.

For added convenience, the home includes a garage and a driveway, ensuring ample parking for residents and guests alike. This property is situated in a quiet close, making it an ideal choice for easy access to Crawley town centre, local schools and Crawley's railway station.

In summary, this charming house in Goffs Close is a wonderful opportunity for those looking for a well-presented family home in a desirable location.

**£685,000 Freehold**

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- 3 / 4 Bedroom Detached House
- Extended to the ground floor
- Two Conservatories
- Huge walk in En Suite Bathroom
- Quiet location backing directly onto Goffs park
- Walking Distance to town centre

Entrance Porch

Hall way

Living Room

22'10" x 13'11" (6.98 x 4.26)

Conservatory

11'8" x 9'6" (3.57 x 2.91)

Kitchen

15'4" x 7'10" (4.69 x 2.40)

Breakfast Room

8'4" x 7'10" (2.56 x 2.39)

Dining Room / Conservatory

12'2" x 8'4" (3.73 x 2.56)

Study

8'5" x 8'0" (2.58 x 2.44)

Cloakroom

Stairs to first floor Landing

Bedroom 1

13'9" x 10'4" (4.20 x 3.15)

En Suite Bathroom / Dressing Room

12'0" x 8'8" (3.66 x 2.66)

Bedroom 2

10'11" x 8'7" (3.34 x 2.63)

Bedroom 3

11'8" x 8'4" (3.57 x 2.56)

En Suite Shower Room

Family Bathroom

Outside

Rear Garden

Garage

Driveway

## Council Tax Band: F





# 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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</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	