



## Canvey Close, Broadfield, Crawley, RH11 9HD

Welcome to this charming three-bedroom semi-detached house located on Canvey Close in Crawley. Extensively extended on the ground floor, this delightful property offers a generous living space making it an ideal family home.

As you enter, you will find two inviting reception rooms that provide ample space for both relaxation and entertaining. The modern kitchen is well-equipped, perfect for those who enjoy cooking and hosting. The main bedroom features a convenient en suite shower room, ensuring privacy and comfort. Additionally, there are two more well-proportioned bedrooms and a refitted family bathroom, catering to the needs of a busy household. There is also mood lighting throughout several rooms and the garden areas.

The property boasts a lovely side garden, which has been thoughtfully created and gated at the front, offering a private oasis for relaxation and outdoor enjoyment. With double glazing throughout and radiator heating, you can expect a warm and cosy atmosphere all year round. A useful downstairs cloakroom adds to the practicality of this home.

Situated close to local shops and schools, this property also benefits from easy access to fast way buses, making commuting a breeze. This lovely home is perfect for families or anyone looking for a comfortable and convenient living space in a friendly neighbourhood. Don't miss the opportunity to make this wonderful house your new home.

**£440,000 Freehold**

# Canvey Close, Broadfield, Crawley, RH11 9HD



- 3 Bedroom Semi Detached House
- Family Bathroom & Cloakroom
- Driveway
- Extended to the rear of ground floor
- Enclosed Rear Garden
- Close to Shops & Schools
- En Suite Shower Room & Downstairs Toilet
- Private side Garden

Entrance Hall	Bedroom 2 10'4" x 8'7" (3.15 x 2.64)
Cloakroom	Bedroom 3 11'2" x 6'0" (3.42 x 1.85)
Living Room 13'9" x 11'5" (4.21 x 3.50)	Family Bathroom
Dining Room 14'9" x 9'6" (4.51 x 2.90)	Outside
Kitchen 10'10" x 6'9" (3.32 x 2.08)	Rear Garden
Snug 9'7" x 6'9" (2.94 x 2.08)	Side Garden
Stairs to first floor Landing	Garage
Bedroom 1 11'8" x 10'0" (3.56 x 3.05)	Driveway
En Suite Shower Room	

## 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>		
(69-80) <b>C</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		
	71	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	