



## Detling Road, Tollgate Hill, Crawley, RH11 9QL

Nestled on Detling Road in the desirable area of Tollgate Hill, Crawley, this charming two-bedroom end of terrace home offers a perfect blend of comfort and practicality. The property features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining.

The well-appointed kitchen leads to a delightful conservatory, which overlooks the generous rear garden, allowing for an abundance of natural light to fill the home. The garden itself is a true highlight, offering ample space for outdoor activities and gardening enthusiasts, with the added benefit of additional side space.

This property also includes a convenient office or gym outbuilding, complete with power and lighting, making it an ideal space for remote work or personal fitness pursuits. For those with vehicles, the home comes with a driveway and an allocated parking space, ensuring ease of access.

With its blend of practical features and charming character, this end of terrace house is perfect for first-time buyers or those looking to downsize. The location in Crawley offers a vibrant community with local amenities, schools, and transport links nearby, making it a wonderful place to call home. Don't miss the opportunity to view this delightful property and envision your future in this lovely setting.

***Offers In Excess Of £325,000 Freehold***

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- Two bedroom end of terrace home
- Conservatory overlooking the garden
- Generous rear garden with additional side space
- Convenient for local shops and amenities
- Driveway plus allocated parking space
- Refitted modern bathroom
- Easy access to the A23
- Office/gym outbuilding with power and lighting
- Excellent condition throughout
- Close to regular bus routes

Entry Driveway & Allocated Space

Living Room 15'7" x 13'0" (4.75 x 3.98)  
Front & Rear Garden

Kitchen 13'0" x 7'7" (3.97 x 2.32)

Sunroom 11'6" x 8'9" (3.52 x 2.69)

Landing

Bedroom 1 12'0" x 9'10" (3.66 x 3.02)

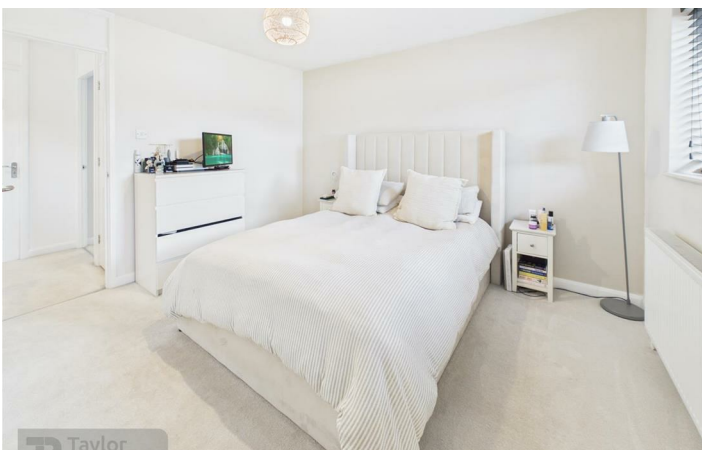
Bedroom 2 11'3" x 6'2" (3.45 x 1.90)

Bathroom 6'6" x 6'2" (2.00 x 1.90)

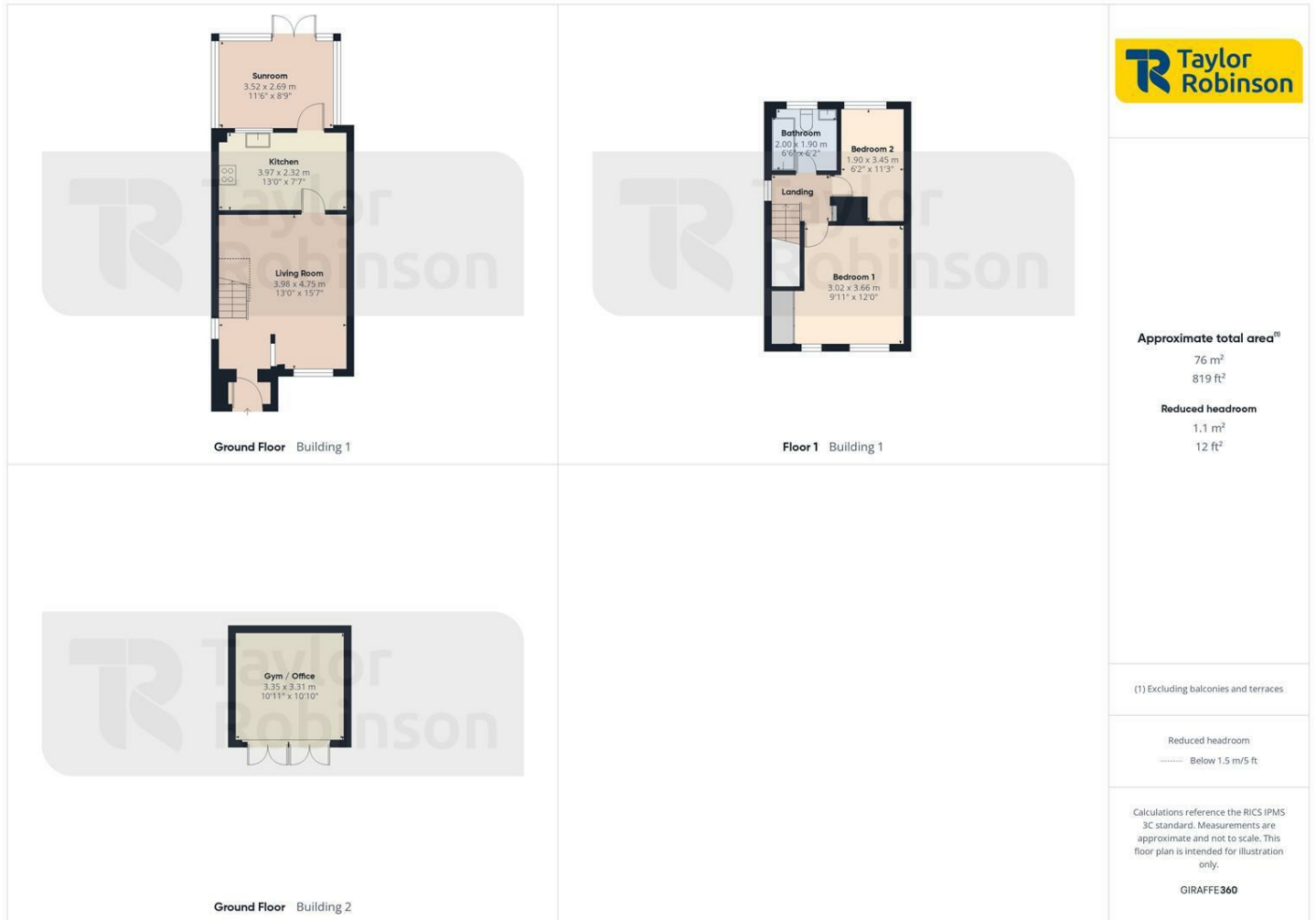
Gym / Office 10'11" x 10'10" (3.35 x 3.31)

## 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 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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 