



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

Entrance Porch	Stairs to first floor Landing	Driveway
Hall way	Bedroom 1 13'9" x 10'4" (4.20 x 3.15)	
Living Room 22'10" x 13'11" (6.98 x 4.26)	En Suite Bathroom / Dressing Room 12'0" x 8'8" (3.66 x 2.66)	
Conservatory 11'8" x 9'6" (3.57 x 2.91)	Bedroom 2 10'11" x 8'7" (3.34 x 2.63)	
Kitchen 15'4" x 7'10" (4.69 x 2.40)	Bedroom 3 11'8" x 8'4" (3.57 x 2.56)	
Breakfast Room 8'4" x 7'10" (2.56 x 2.39)	En Suite Shower Room	
Dining Room / Conservatory 12'2" x 8'4" (3.73 x 2.56)	Family Bathroom	
Study 8'5" x 8'0" (2.58 x 2.44)	Outside	
Cloakroom	Rear Garden	
	Garage	

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) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	