



Arden Road, Furnace Green

In Excess of £500,000

**MANSELL
McTAGGART**
Trusted since 1947

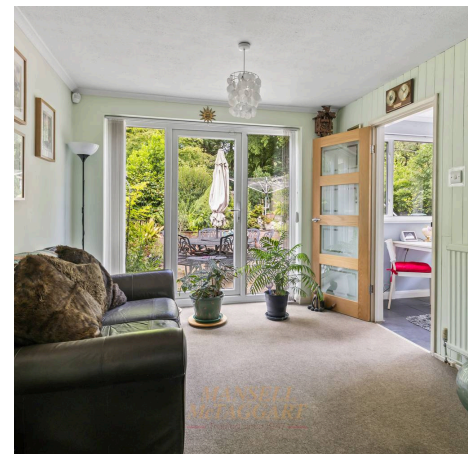
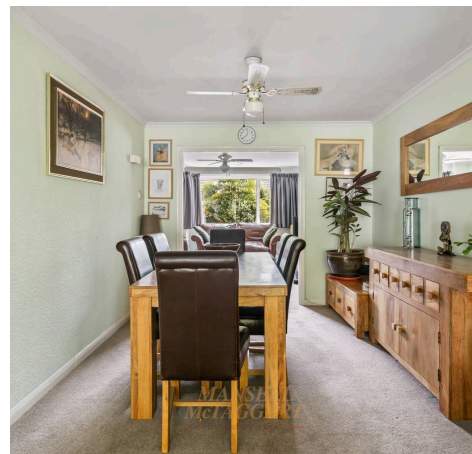




- Semi-detached family home
- Three double bedrooms all with fitted wardrobes
- Popular residential area of Furnace Green
- Walking distance to Three Bridges mainline train station
- Potential to extend (STPP)
- Living room/dining room and further sitting room
- Kitchen/breakfast room with separate utility room
- Secluded rear garden
- Off road parking and garage
- Council Tax Band 'E' and EPC 'D'

A well-presented three-bedroom semi-detached family home, situated within the popular residential area of Furnace Green and within walking distance of Three Bridges mainline railway station and Crawley town centre. This extended home offers versatile living accommodation throughout and provides further potential for extension, subject to the necessary consents.

The accommodation briefly comprises an entrance hall with understairs storage; a bright and airy living room featuring a wood-burning stove; and double doors leading to the dining room, which opens via an archway into an additional sitting room/children's play area with patio doors to the garden.

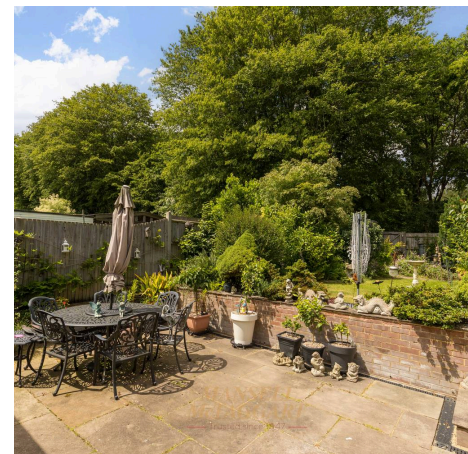
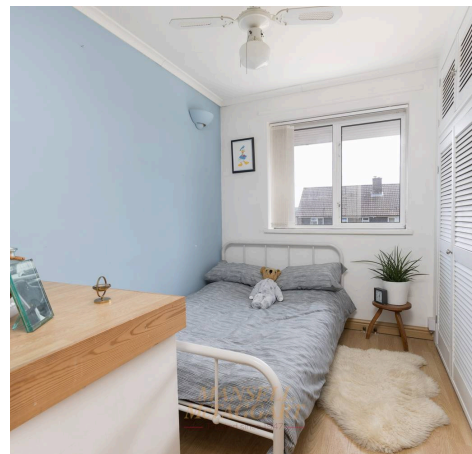




The fitted kitchen/breakfast room can be accessed from both the sitting area and the entrance hall, creating an excellent flow throughout the ground floor. The kitchen is fitted with a range of wall and base units, ample work surfaces, an oven with a gas hob over, and space for an under-counter fridge and freezer. The breakfast area provides further access to the rear garden. In addition, there is a utility room with plumbing for a washing machine and space for a tumble dryer, direct access to the garage, and a downstairs cloakroom fitted with a wash hand basin and low-level WC.

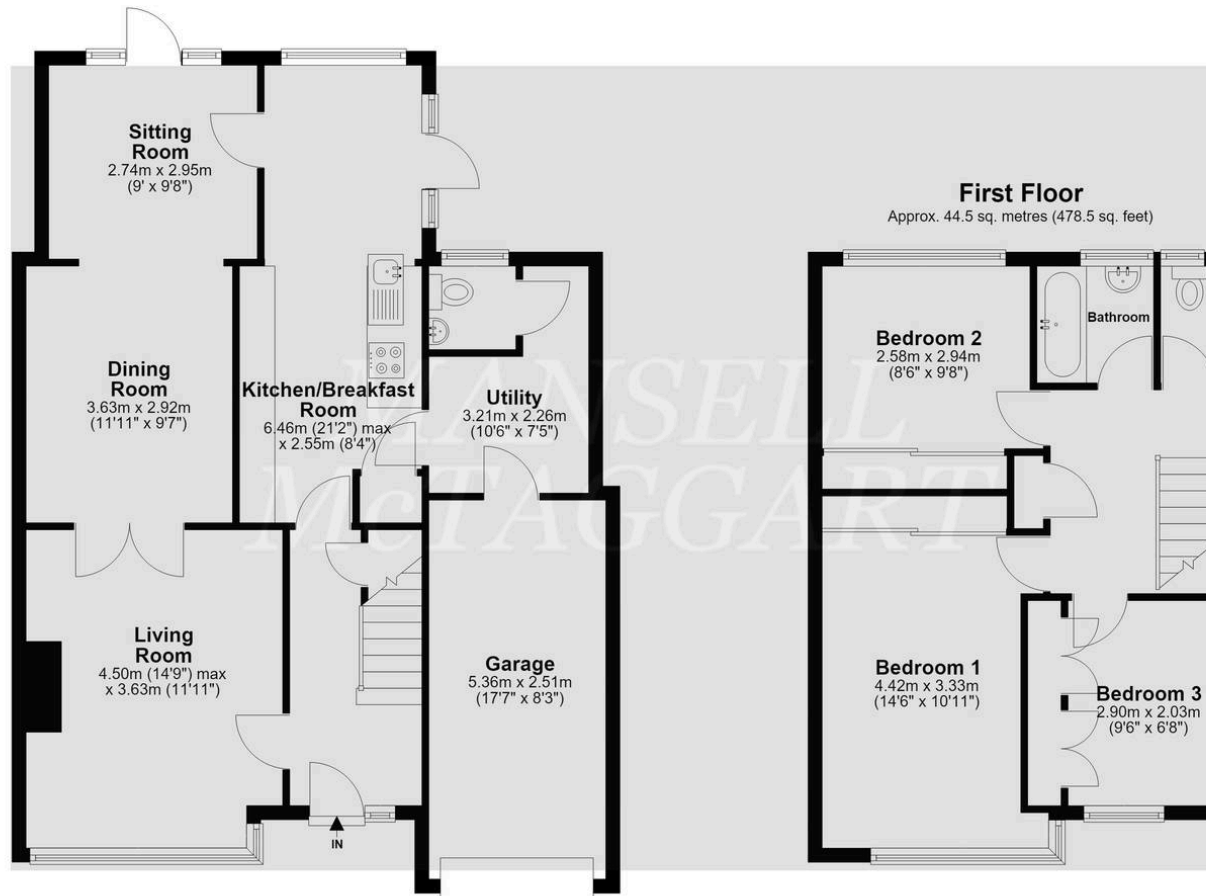
On the first floor, there is a generously sized main bedroom with double fitted wardrobes, together with two further double bedrooms, both benefitting from fitted wardrobes. The family bathroom is fitted with a panelled bath with mixer taps and shower attachment, along with a vanity unit. A separate WC completes the first-floor accommodation.

Externally, the property benefits from a block-paved driveway providing off-road parking for several vehicles, with mature shrubs offering a good degree of privacy. Gated side access leads to the rear garden, which features a good-sized shed, a second smaller shed, a paved patio area, and a pond. Immediately adjoining the rear of the property is the main patio, with steps rising to an expanse of lawn bordered by mature shrubs and hedging, creating an attractive and private outdoor space.



Ground Floor

Approx. 81.3 sq. metres (874.7 sq. feet)



Total area: approx. 125.7 sq. metres (1353.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.