



**Taylor
Robinson**



Forester Road, Southgate, Crawley, RH10 6EF

Nestled in the charming area of Southgate, Crawley, this delightful end-terrace house offers a perfect blend of comfort and convenience. This property boasts a generous living space of 1,292 square feet, making it an ideal family home.

The house features four well-proportioned bedrooms, providing ample space for family living or guests. The three reception rooms offer versatility, allowing for a cosy lounge, a formal dining area, and a study, perfect for those who work from home or require a quiet space for reading and reflection. The addition of a conservatory enhances the living area, flooding the home with natural light and providing a lovely spot to enjoy the garden views.

The property also includes a useful cloakroom and a utility room, adding to the practicality of everyday living. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer gatherings with friends and family.

Conveniently located within walking distance of local schools and the town centre, this home is ideally situated for families and professionals alike. With its charming features and prime location, this end-terrace house is a fantastic opportunity for those seeking a welcoming and spacious residence in Crawley. Don't miss the chance to make this lovely property your new home.

£425,000 Freehold

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Entrance Hall	Bedroom 2
Living Room	12'5" x 9'1" (3.79 x 2.79)
21'3" x 11'1" (6.49 x 3.40)	Bedroom 3
Conservatory	10'1" x 7'8" (3.08 x 2.36)
12'6" x 10'2" (3.82 x 3.12)	Bedroom 4
Cloakroom	9'2" x 6'9" (2.81 x 2.06)
Utility Room	Family Bathroom
15'6" x 5'11" (4.73 x 1.82)	Loftroom
Study	21'2" x 21'2" (6.47 x 6.47)
6'6" x 6'1" (2.0 x 1.86)	Outside
Stairs to first floor Landing	Rear Garden
Bedroom 1	
10'9" x 10'1" (3.30 x 3.09)	

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 firms 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	77	
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC