



The Acorns, Tollgate Hill

In Excess of £415,000

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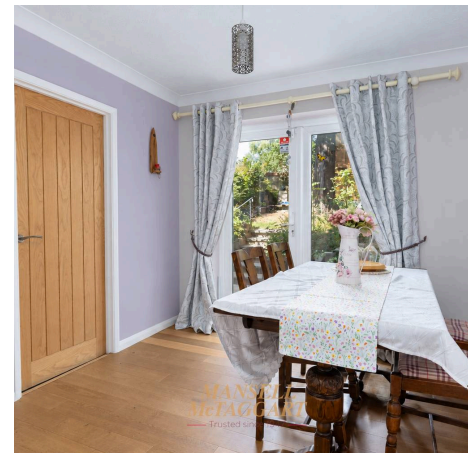
- NO ONWARD CHAIN
- Open plan living/dining room
- Easy access to the M23
- Three bedrooms
- New family bathroom and downstairs w/c
- Attached garage with driveway to front
- Double glazed windows and gas fired central heating
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

This 3-bedroom link-detached is located in the residential area of Broadfield with easy access to the M23, Crawley town centre, main transport links and other local popular amenities.

Upon entering the property, you are greeted with a front porch with an entrance hallway with plenty of space for shoes and coats and further access to living/dining area, kitchen and stairs ascending to first floor.

The spacious L-shaped living room and diner is ideal for relaxing and entertaining, with a sliding door that opens to the garden.

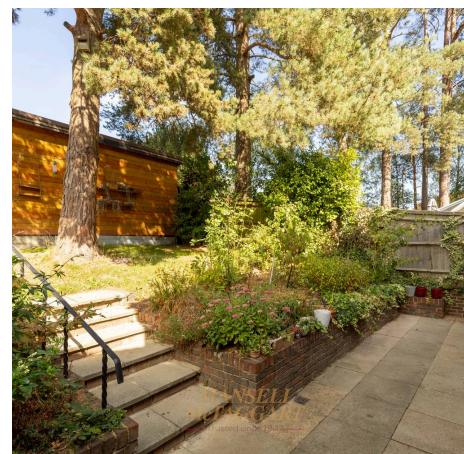
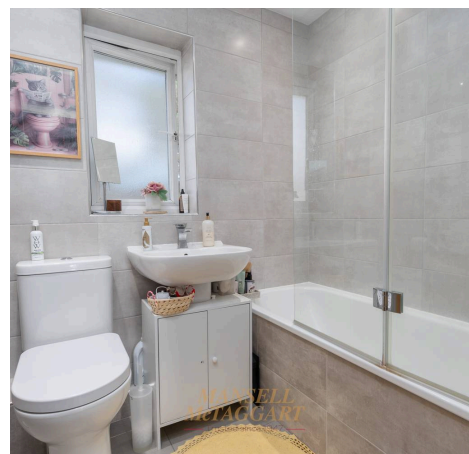
The kitchen is at the rear of the property and has roll top worktops and tiled surround, integrated double oven and a separate room for freestanding fridge freezer.





Upstairs, there are two double bedrooms, single bedroom and a family bathroom, with access to the loft. Bedrooms one and two are both large doubles which face out onto the front and rear of the property, both benefitting from built in storage cupboards. The third bedroom is located at the front of the house with space for a single bed and other freestanding furniture. The family bathroom is fitted in a modern suite comprising low level WC, wash hand basin and panel bath with shower attachment. There is a wall mounted heated towel rail, extractor fan, tiled walls and window to rear.

The garden is split into two tiers with the lower-level offering patio surrounding the foot of the house and the remaining being laid lawn. The garden offers a sizable outbuilding which could be as a gym/storage and single garage with an electric door.





Main area: Approx. 92.7 sq. metres (997.7 sq. feet)
Plus outbuildings, approx. 16.2 sq. metres (174.9 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.

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