

## Ashdown Drive, Tilgate, Crawley, RH10 5EG

Welcome to this charming terraced house located on Ashdown Drive in Tilgate, a delightful area that offers both convenience and comfort. This property boasts three generously sized bedrooms, making it an ideal home for families or those seeking extra space. The well-appointed reception rooms provide a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The house has been thoughtfully redecorated throughout, featuring a modern kitchen that is both stylish and functional. The replacement double-glazed windows not only enhance the aesthetic appeal but also improve energy efficiency, ensuring a cosy environment all year round.

One of the standout features of this property is the driveway, which offers parking for up to two cars, a valuable asset in this bustling area. The enclosed rear garden provides a private outdoor space, perfect for enjoying sunny days or hosting barbecues with family and friends.

Situated in a great location, this home is conveniently close to local shops and schools, making daily errands and school runs a breeze. Additionally, the nearby Tilgate Park offers a wonderful opportunity for outdoor activities and leisurely strolls.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this house presents an excellent opportunity in a sought-after area. Don't miss your chance to view this lovely home.

**£399,950 Freehold**

# Ashdown Drive, Tilgate, Crawley, RH10 5EG



- No Onward Chain
- Enclosed Rear Garden
- Close to Tilgate Park
- 3 Bedroom Terrace House
- Driveway - Parking 2 Cars
- Modern Kitchen & Replacement Double Glazed Windows
- Close to Tilgate Shops

Entrance Hall / Utility Room  
11'8" x 4'11" (3.58 x 1.50)

Living Room  
11'8" x 10'9" (3.56 x 3.28)

Dining Room  
9'8" x 8'11" (2.96 x 2.74)

Kitchen  
9'11" x 8'11" (3.04 x 2.72)

Stairs to first floor Landing

Bedroom 1  
10'8" x 10'8" (3.26 x 3.26)

Bedroom 2  
12'3" x 10'0" (3.74 x 3.06)

Bedroom 3  
11'7" x 5'8" (3.54 x 1.75)

Bathroom

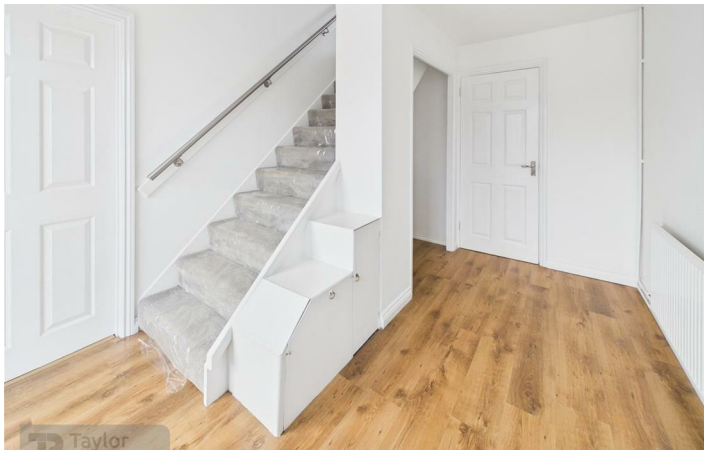
Outside

Rear Garden

Driveway Parking for 2 cars

## 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		
	71	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	