



## Cherry Tree Avenue, Pease Pottage, Crawley, RH11 9GW

Nestled in the desirable Woodgate development on Cherry Tree Avenue, Pease Pottage, this modern semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, each equipped with built-in wardrobes, providing ample storage space. The stylishly refitted shower room adds a touch of contemporary elegance, ensuring a pleasant experience for residents and guests alike.

The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining. The property benefits from a car port equipped with an EV charger, allowing for convenient parking for multiple vehicles, a rare find in today's market.

With no onward chain, this home is ready for you to move in without delay. Its location is particularly advantageous, as it is well-connected to transport links and local amenities, making daily life both easy and enjoyable.

This property is a true gem in a sought-after area, combining modern living with practicality. Don't miss the chance to make this delightful house your new home.

**£400,000 Freehold**

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- No Onward Chain
- Car port for multiple vehicles & EV charger installed
- Well-connected for transport links and local amenities
- Low maintenance garden with shed & Electric Awning above the French doors
- Modern 2-bedroom semi-detached home
- Washing and tumble dryer refitted to under the stairs with easy access.
- Stylish refitted shower room
- Built-in wardrobes to both bedrooms
- Located in the sought-after Woodgate development
- Estate management Charge

## Entry

Open Plan Kitchen / Dining / Living  
26'6" x 11'5" (8.10 x 3.48)

## WC

## Landing

Bedroom 1  
12'6" x 9'3" (3.82 x 2.82)

Bedroom 2  
12'5" x 8'8" (3.81 x 2.66)

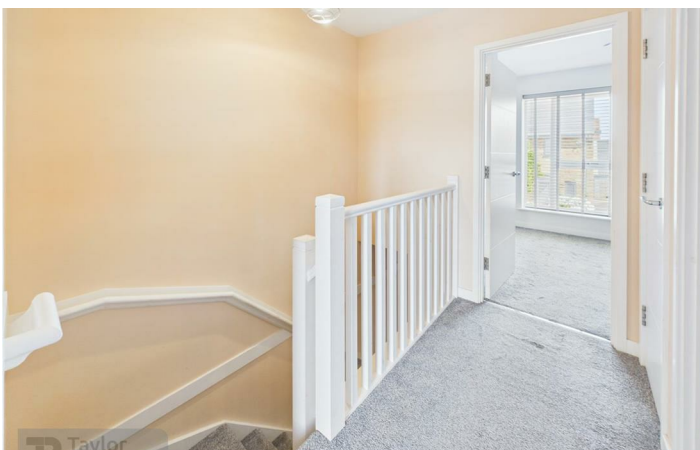
Shower Room  
7'1" x 6'9" (2.18 x 2.06)

Private Rear Garden

Car Port

## 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>		<b>95</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	