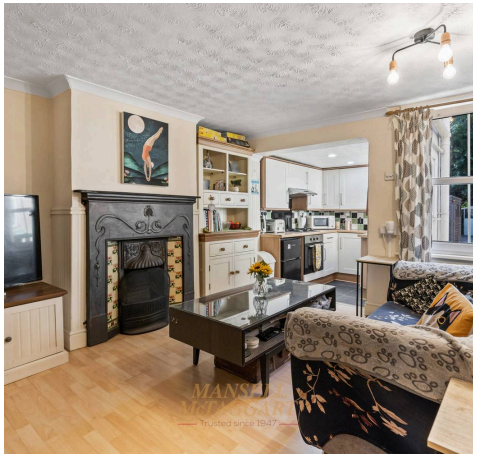


Westfield Road, West Green

Guide Price £290,000 - £300,000

MANSELL McTAGGART
Trusted since 1947









- Mid terrace home
- Two double bedrooms
- Period charm with modern living
- Excellent links to Gatwick, London & Brighton
- Two reception rooms
- South facing rear garden
- Located within a quiet cul-de-sac in West Green
- Walking distance to Crawley town centre & station
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

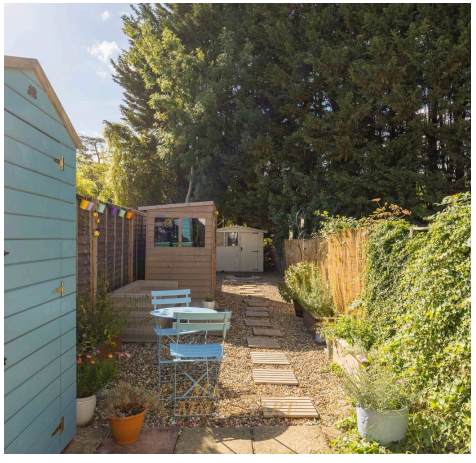
A well-presented two-bedroom character cottage, situated on a peaceful and popular cul-de-sac in West Green, offering a lovely blend of modern living and period charm, together with a south-facing rear garden. Ideal for first-time buyers or downsizers, this much-loved home is also perfectly suited to commuters, with Crawley railway station and town centre within walking distance. Despite its convenient location, the property is far enough away from the town centre to enjoy a peaceful lifestyle when you're not travelling.

Upon entering the property, you are welcomed into a bright dining room, currently used as an office and craft room, featuring a gas fire. This leads through to a generous-sized lounge with a feature fireplace, followed by a fitted kitchen with direct access to the rear garden. The kitchen comprises a range of wall and base units, stainless-steel sink, space for an under-counter fridge, integrated oven, gas hob and extractor hood.







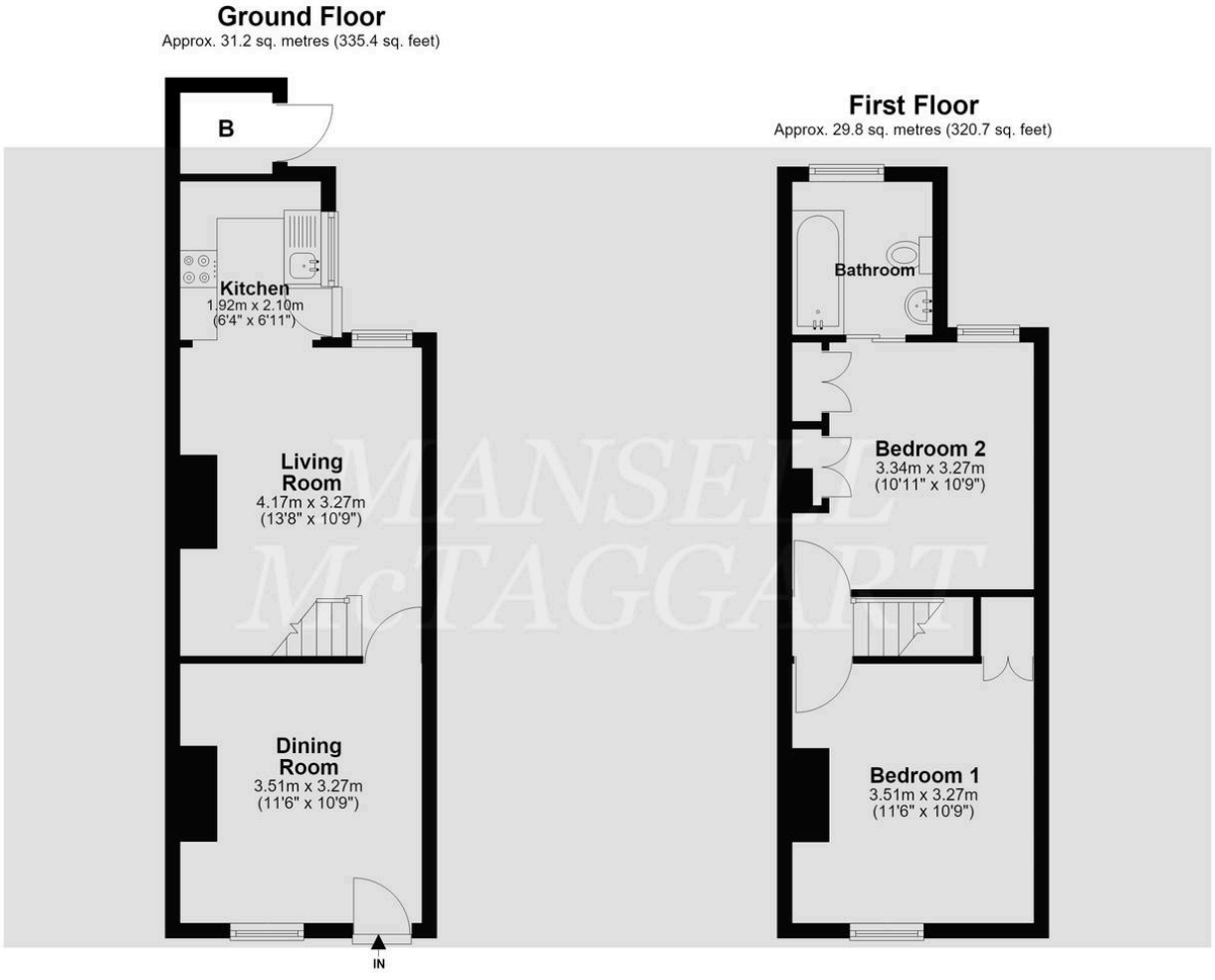


Upstairs, there are two generous-sized double bedrooms, one of which is currently used as a study, together with a contemporary bathroom. The bathroom is fitted with a panelled bath with handheld shower attachment and electric shower over, pedestal wash hand basin and low-level WC, with tiled walls completing the room. The bathroom is currently accessed via the second bedroom. However, there is potential to create a small corridor providing direct access to the bathroom. This would offer greater privacy to the rear bedroom while still retaining a good-sized double bedroom, and could be a relatively straightforward improvement for a new owner.

Externally, the south-facing rear garden has a patio area adjoining the rear of the property and continuing towards an old coal shed, which has since been converted into a boiler room. The boiler provides central heating throughout the home, is approximately six years old and has been serviced annually.

The generous-sized rear garden is relatively low maintenance, featuring a wooden pathway leading to a covered-over well. This could potentially be developed upwards to create an attractive and unique garden feature, subject to any necessary permissions. The garden is predominantly laid with shingle and also benefits from three sheds, providing useful storage.

Ideally situated on a peaceful cul-de-sac with friendly neighbours, the property is conveniently located close to Goffs Park, providing excellent green open space for walking, relaxing and recreation. There is also ample on-street parking available, with no permit restrictions.



Total area: approx. 61.0 sq. metres (656.1 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.

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