



St. Helier Close, Cottesmore Green

In Excess of £325,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

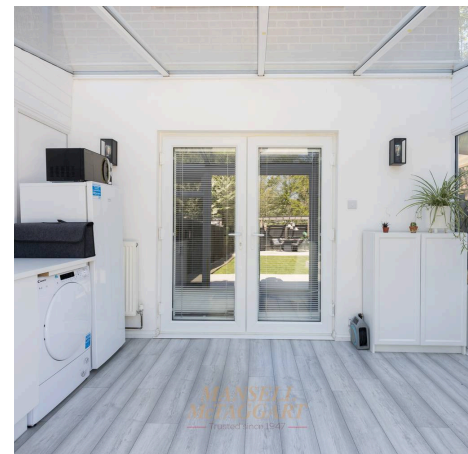




- Two-bedroom end of terrace house
- Downstairs WC
- Modern kitchen
- Living room with media wall
- Conservatory
- Generous private rear garden
- Allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This attractive two-bedroom end of terrace home is an ideal first time buy, conveniently situated in the popular residential area of Cottesmore Green.

A path leads to the front door, which opens on to a bright and spacious entrance hallway with understairs cupboard and access to a downstairs WC. At the front of the house, the modern kitchen is dual aspect, with windows to front and side. Fitted with an attractive range of wall and base units, a stainless steel sink drainer is set into worktops, there is an integrated oven with gas hob and extractor over, integrated dishwasher, space and plumbing for washing machine and space for free standing fridge/freezer. At the back of the house is the living room with media wall, opening on to a conservatory which is heated to ensure it can be enjoyed all year round. Doors open on to the garden, which is a real feature of the property.

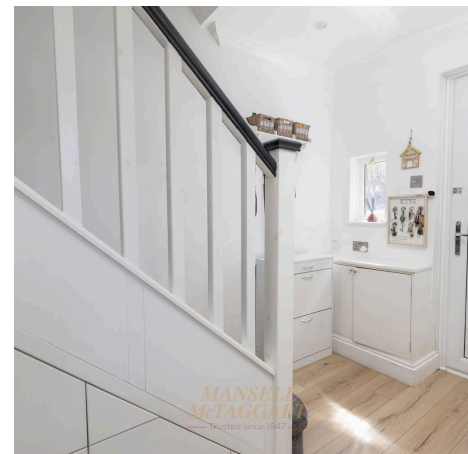
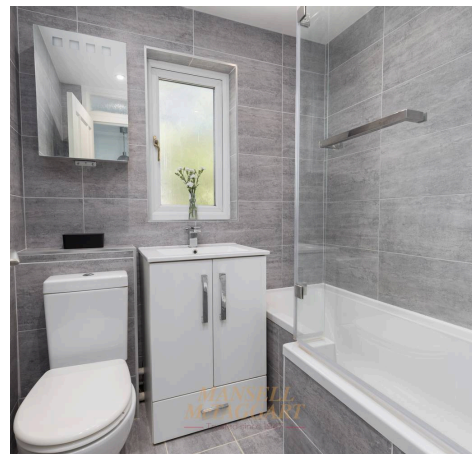
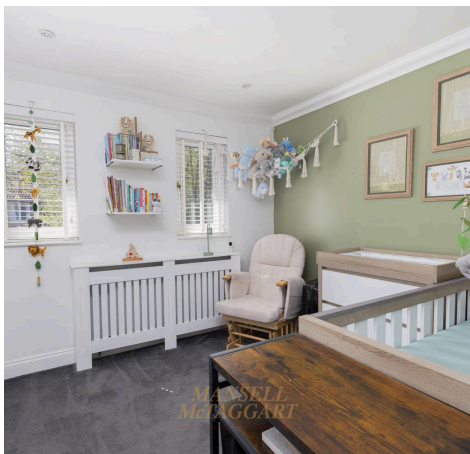


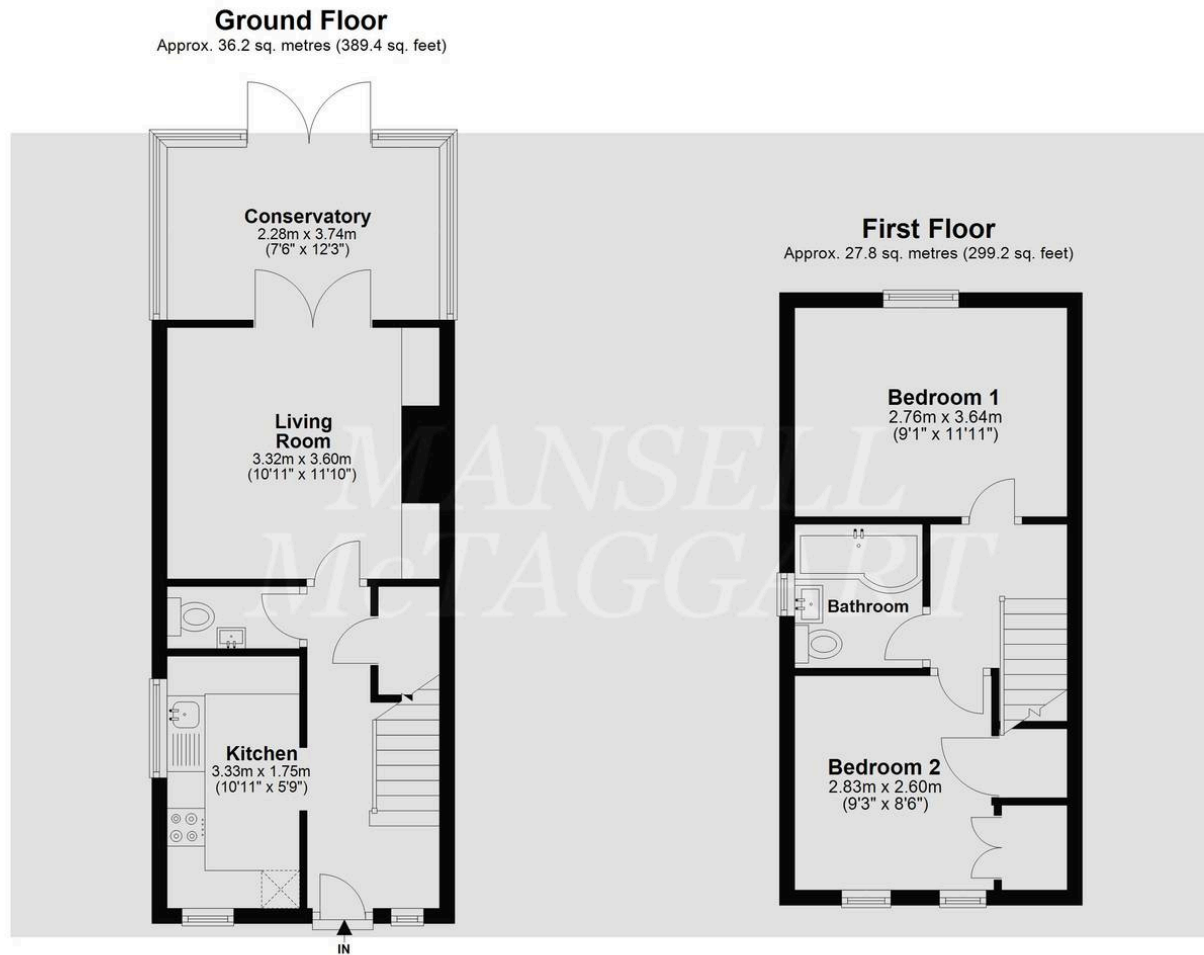


Stairs from the entrance hall lead to the first-floor landing. Bedroom one is a generous double room with pleasant outlook over the rear garden. Bedroom two is also a good size, with two built in wardrobes providing useful storage. The modern family bathroom is fitted with a white suite comprising p-shaped panel bath with wall mounted shower, low level WC and wash hand basin with vanity storage beneath. The walls and floor are tiled and a frosted window to the side allows in plenty of natural light.

Outside there is a small front garden, laid to lawn, with a path to the front door. The private rear garden is a particularly good size. A patio area abuts the rear of the property, the remainder being mostly laid to lawn with a further seating area at the bottom of the garden to make the most of the evening sun. There is gated side access and the whole is enclosed with wooden panel fencing. The property benefits from a nearby allocated parking space.

This ideal first home benefits from a convenient location in the sought-after area of Cottesmore Green. There is easy access to Crawley town centre, local schools and amenities, while commuters will appreciate being in easy reach of the A23/M23 commuter routes to London, Gatwick and Brighton. An internal viewing is highly recommended to appreciate the improvements made by the current owner, and to experience the delightful rear garden.





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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.