



Perryfield Road, Southgate
£249,950

**MANSELL
McTAGGART**
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- Situated in a desirable residential road, approx. 7-8-minute walk to the town centre and mainline railway station
- First floor maisonette, converted house
- Private REAR GARDEN
- Two bedrooms
- Living Room | Kitchen | Shower room
- Parking space for one vehicle on the drive
- Potential for a loft conversion, subject to necessary consents
- Share of Freehold
- Council Tax Band 'B' and EPC 'D'

A rare opportunity to purchase a spacious two bedroom first floor maisonette in a desirable location, just a short walk from Crawley station and town centre. The property is offered with Share of Freehold and benefits from driveway parking for one car, it's own private rear garden and is available with no onward chain.

The property was formerly part of a semi-detached Victorian style home, which has been converted into two maisonettes, one located on the ground floor and this particular one is on the first floor.

Upon entry, there are stairs leading to the first floor landing, which provides access to all rooms, including the loft space, which does have the potential to be converted, subject to the necessary consents.





The living room is a spacious room overlooking the front aspect allowing in plenty of natural light to filter through the room.

The kitchen is located to the rear and is equipped with a wide range of attractive wall and base units incorporating cupboards and drawers with work surfaces over, space for white goods and benefits from being dual aspect with windows to the rear and side.

The main bedroom is a generous double room with fitted wardrobes for added storage. Bedroom two is a smaller single room to the front.

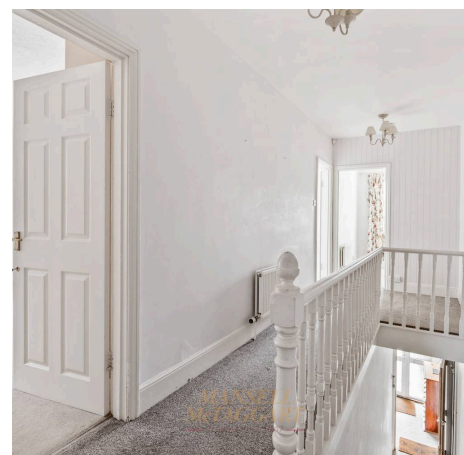
Finally, the shower room comprises of a walk in shower cubicle with wall mounted shower unit and glass screening, WC, wash hand basin, chrome towel warmer and opaque window for further ventilation.

Externally, the property benefits from driveway parking for one vehicle with further permit parking available on street. Gated side access leads to the private rear garden, which is laid to hardstanding patio and slate chippings for easy/low maintenance and enclosed by wooden panel fencing with some attractive raised flower beds.

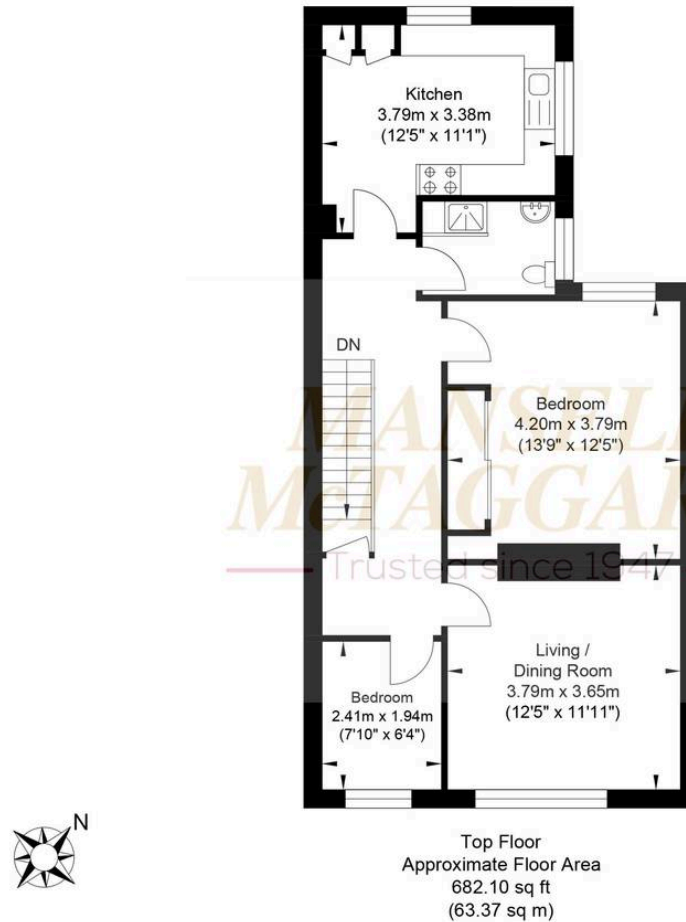
Lease Details

Length of Lease – Share of Freehold : tbc

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Perryfield Road



Approximate Gross Internal Area = 63.37 sq m / 682.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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