



Holmcroft, Southgate, Crawley, RH10 6TW

Nestled in the charming area of Holmcroft, Southgate, Crawley, this delightful terraced house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room that provides a warm atmosphere for relaxation and entertaining.

One of the standout features of this residence is the spacious sunroom extension, which overlooks the garden and invites an abundance of natural light into the home. This versatile space can be used for various purposes, whether as a playroom, study, or simply a tranquil spot to enjoy the views of the garden.

The property also boasts a family bathroom that is thoughtfully designed with both a separate bath and shower, catering to the needs of busy households. Additionally, the part-converted garage has been transformed into a utility room, providing extra storage and functionality.

For those with vehicles, the driveway offers off-road parking for multiple cars, a valuable asset in this area. The rear garden, complete with gated access, provides a private outdoor space for relaxation, gardening, or entertaining guests.

This property combines character with modern conveniences, making it a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. With its appealing features and convenient location, this home is sure to attract interest. Don't miss the chance to make it your own.

Offers In Excess Of £375,000 Freehold

Holmcroft, Southgate, Crawley, RH10 6TW



- Three bedroom terraced home
- Spacious living/dining room
- Excellent under-stairs storage
- Convenient access to Crawley town centre, schools and transport links
- Spacious sunroom extension overlooking the garden
- Family bathroom with separate bath and shower
- Rear garden with gated access
- Driveway providing off-road parking for multiple vehicles
- Part Converted Garage Providing Utility Room
- Popular Southgate location close to local amenities

Entry

Living / Dining Room

24'5" x 11'4" (7.46 x 3.46)

Kitchen

8'4" x 6'9" (2.55 x 2.06)

Utility Room

7'7" x 6'5" (2.33 x 1.97)

Sunroom

13'3" x 7'9" (4.06 x 2.37)

Garage

8'9" x 7'10" (2.67 x 2.41)

Landing

Bedroom 1

12'0" x 9'9" (3.68 x 2.98)

Bedroom 2

9'8" x 9'7" (2.96 x 2.94)

Bedroom 3

8'5" x 8'4" (2.59 x 2.55)

Bathroom

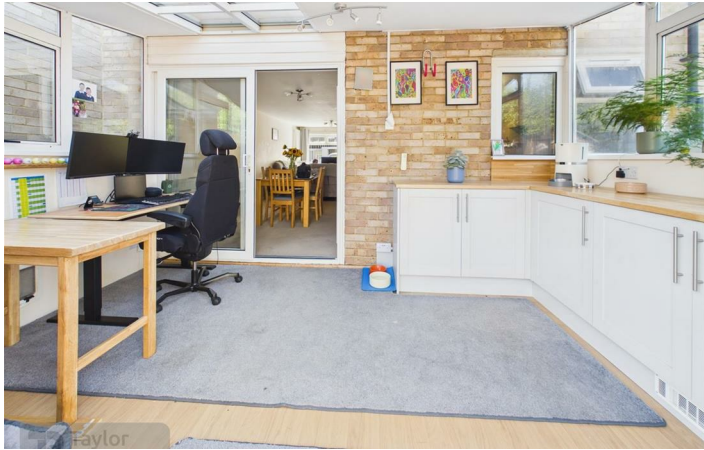
8'8" x 8'3" (2.66 x 2.54)

Driveway

Rear Garden

Council Tax Band: D





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Branch Address: 2 Brittingham House Orchard Street, Crawley,
West Sussex, RH11 7AE
Tel: 01293 552388
Email: sales@taylor-robinson.co.uk
www.taylor-robinson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC