



Albany Road, West Green, Crawley, RH11 7BZ

Nestled in the sought-after area of West Green, Crawley, this charming semi-detached house offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local shops, reputable schools, and excellent transport links, making it an ideal choice for families and commuters alike.

This well-presented home boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is complemented by a well-appointed kitchen, perfect for family meals and gatherings. The property features three well-proportioned bedrooms, ensuring that there is plenty of room for everyone.

One of the standout features of this property is the large rear garden, which is perfect for families and those who enjoy outdoor entertaining. The garden includes a covered seating area complete with an outdoor BBQ and kitchen space, making it an inviting spot for summer gatherings and al fresco dining.

This home exudes character and charm, while still offering modern comforts. It is well-maintained throughout, allowing you to move in with ease and start enjoying your new home right away.

In summary, this three-bedroom semi-detached house is a fantastic opportunity for those seeking a family-friendly home in a vibrant community. With its generous living spaces, outdoor entertaining area, and convenient location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

Offers In Excess Of £405,000 Freehold

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- Well-proportioned three-bedroom family home
- Large rear garden ideal for families and entertaining
- Spacious living room and separate dining room
- Covered seating area with outdoor BBQ/kitchen space
- Well presented throughout
- Popular West Green location close to shops, schools and transport links

Hallway

Dining Room

11'8" x 11'6" (3.57 x 3.51)

Living Room

13'4" x 11'0" (4.07 x 3.37)

Kitchen

11'11" x 9'4" (3.64 x 2.86)

Bathroom

7'10" x 5'10" (2.39 x 1.79)

Landing

11'7" x 5'1" (3.54 x 1.56)

Bedroom 1

14'6" x 11'6" (4.42 x 3.52)

Bedroom 2

11'11" x 9'2" (3.65 x 2.80)

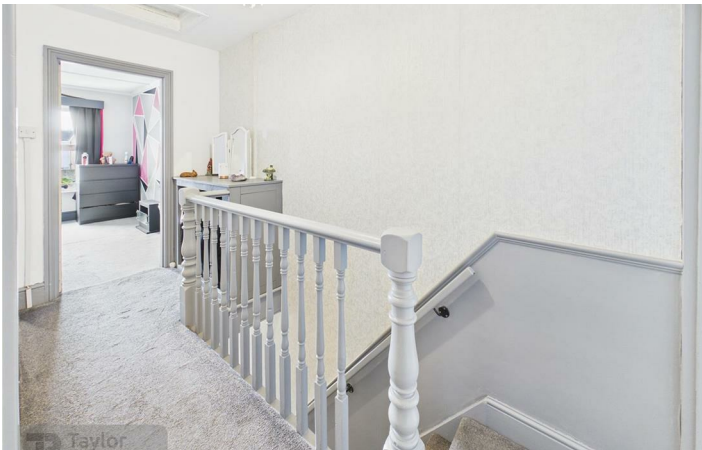
Bedroom 3

11'6" x 8'11" (3.52 x 2.72)

Covered Side Access

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 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	