



**Taylor  
Robinson**



## Kelmscott Rise, Tollgate Hill, Crawley, RH11 9TX

Positioned in the desirable area of Tollgate Hill, Crawley, this well-presented modern terraced house offers a delightful living experience. With two spacious double bedrooms, this home is perfect for small families, couples, or individuals seeking extra space. The property features a welcoming reception room that provides a comfortable area for relaxation and entertaining.

Convenience is key, as this charming residence is situated close to local amenities and reputable schools, making it an ideal choice for families. The modern family bathroom is designed with both style and functionality in mind, while the added benefit of a downstairs cloakroom enhances the practicality of the home.

Step outside to discover a private rear garden, complete with a patio area, perfect for enjoying the outdoors or hosting gatherings with friends and family. This outdoor space offers a tranquil retreat from the hustle and bustle of daily life.

In summary, this terraced house on Tollgate Hill combines modern living with convenience, making it a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

**£350,000 Freehold**

# Kelmscott Rise, Tollgate Hill, Crawley, RH11 9TX



- Well-presented two double bedroom terraced home
- Fully Fitted Kitchen
- Private rear garden with patio
- Downstairs Cloakroom
- Two doubles with built-in wardrobes
- Close to amenities, schools & transport links
- Spacious lounge / diner with garden access
- Modern family bathroom

## Entrance Hall

8'4" x 4'1" (2.54 x 1.24)

## Bedroom

10'3" x 7'4" (3.12 x 2.24)

## Cloakroom

5'4" x 3'0" (1.63 x 0.91)

## Bathroom

7'6" x 6'6" (2.29 x 1.98)

## Kitchen

9'7" x 8'5" (2.92 x 2.57)

## Outside

## Living Room

17'1" x 13'2" (5.21 x 4.01)

## Front Garden

## Rear Garden

## Stairs to First Floor

## Landing

13'9" x 6'9" (4.19 x 2.06)

## Bedroom

11'10" x 10'3" (3.61 x 3.12)

## Council Tax Band: C





# 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	