



## Boswell Road, Tilgate

Guide Price £325,000 - £350,000

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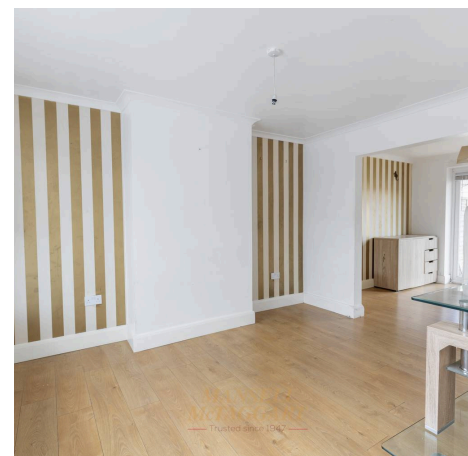
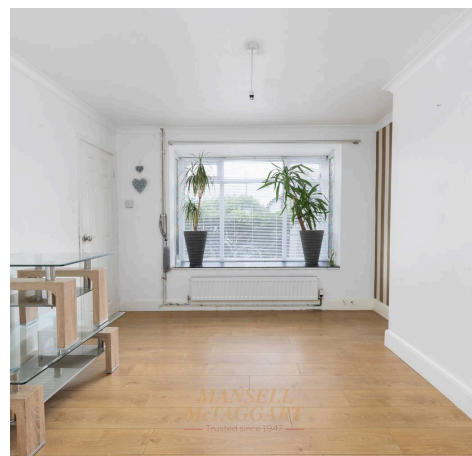




- Three-bedroom mid terrace family home
- Kitchen with door to garden
- Bright and spacious living room
- Separate dining room
- Built-in storage to all bedrooms
- Generous west facing private rear garden
- Approximately 1 mile walk to Crawley town centre and mainline station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'tbc'

A spacious three-bedroom terraced family home, ideally situated on the popular southern side of Crawley, within walking distance of the beautiful Tilgate Park and local amenities. Offering well-proportioned accommodation throughout, the property presents an ideal opportunity for families and first-time buyers alike.

Upon entering the property, you are welcomed by a generous entrance hall, with two useful storage cupboards and a large understairs cupboard. There is scope here to create a downstairs WC, subject to the necessary permissions. To the front of the property is a bright and comfortable living room featuring a bay window, whilst to the rear is a separate dining room with patio doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.





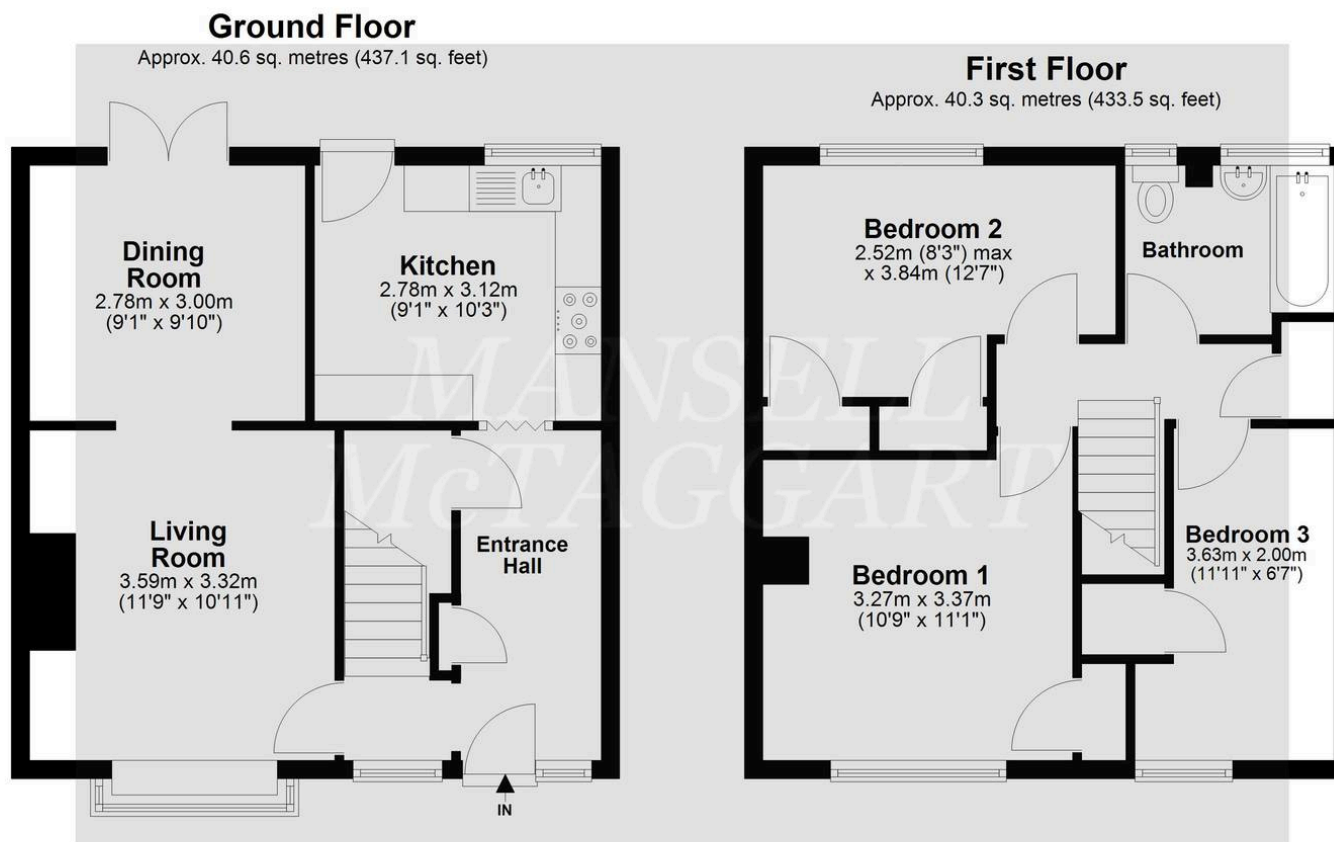
The kitchen is fitted with a range of wall and base units with roll top work surfaces, space for a Rangemaster style over with extractor hood over, integrated under counter fridge and freezer, integrated dishwasher and space and plumbing for a washing machine. A door leads directly out to the rear garden.

Stairs from the entrance hall lead to the first-floor landing, with access to a storage cupboard and the loft. There are three well-proportioned bedrooms, all benefitting from built-in storage, and a family bathroom fitted with a white suite including a panel enclosed bath with shower attachment, wash hand basin and low level WC.

Externally, the property enjoys an enclosed front garden with pathway leading to the entrance. The west facing rear garden measures approximately 60ft x 20ft and features a decked seating area adjoining the rear of the property with the remainder laid to lawn and enclosed by shrub and flower borders, with an additional area of hardstanding at the bottom of the garden.

Conveniently located close to local shops, schools and transport links, the property is also within easy reach of K2 Crawley, Tilgate Forest, Crawley Train Station and London Gatwick Airport. Offered to the market with NO ONWARD CHAIN.





Total area: approx. 80.9 sq. metres (870.6 sq. feet)

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.

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