



## Fitchet Close, Langley Green

Guide Price £300,000 - £325,000

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McTAGGART**  
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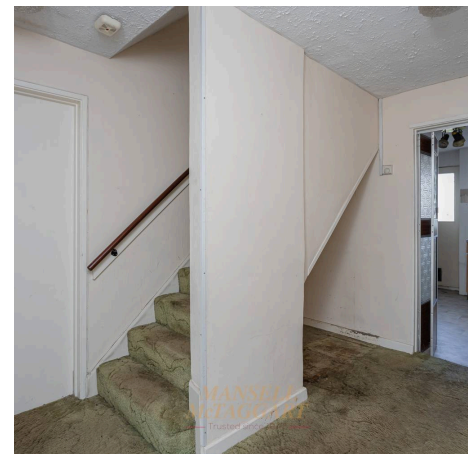




- Three-bedroom mid-terrace family home
- In need of modernisation throughout
- Kitchen with door to garden
- Dual aspect living/dining room
- Generous private rear garden
- Approximately 1 mile walk to Ifield train station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'tbc'

This three-bedroom family home would benefit from modernisation throughout, offering spacious accommodation and pleasant outside space in the sought after area of Langley Green.

A gated path leads to the front door and into the entrance porch. From here, the hallway is a generous size, with built-in cupboard and additional under-stairs storage. The living/dining room is dual aspect and runs the depth of the house, with a window to the front and sliding door to the rear garden. At the back of the house is the kitchen, fitted with a range of wall and base units, sink/drainage unit set in worktops, space for an oven, space and plumbing for a washing machine. A window overlooks the rear garden, with a door providing direct access. The central heating boiler is floor mounted.

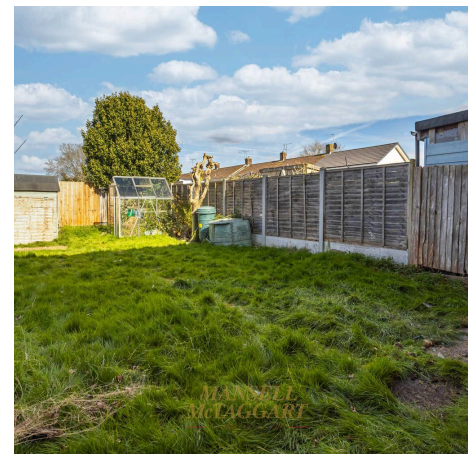




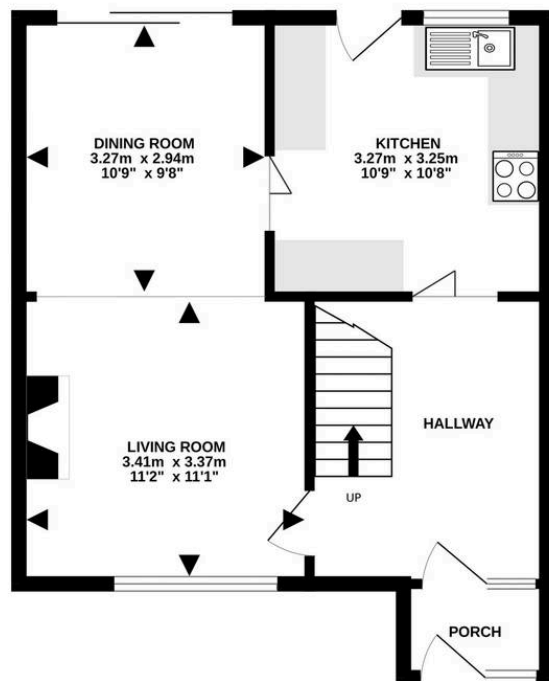
Stairs from the entrance hall lead to the first floor landing, with access to the airing cupboard and loft. Bedroom one is a double room with a window to the front, storage cupboard and built in wardrobes. Bedroom two is a further double room, enjoying an outlook over the garden to the rear. Bedroom three is a single room at the front of the house, benefiting from built in storage via a cupboard over the stairs. The family bathroom is nice and bright, with two frosted windows to the rear, and fitted with a suite comprising low level WC, wash hand basin and panel bath with wall mounted shower.

Outside, the house is set back from Ifield Avenue, with a front garden that is mostly laid to lawn. The private rear garden is a good size and also mostly laid to lawn, with a garden shed at the rear.

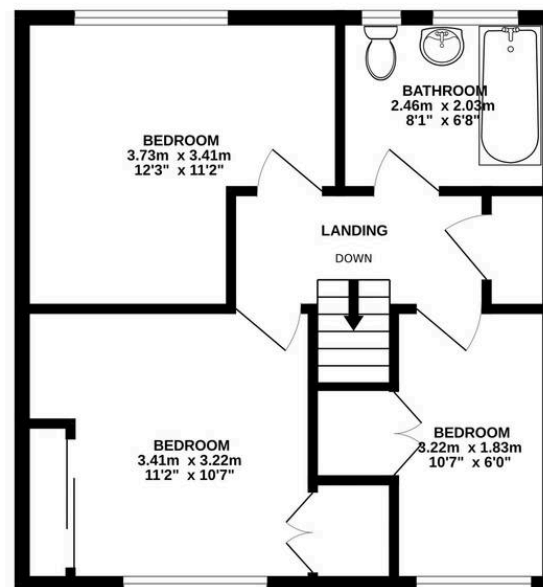
A blank canvass for the right buyer, this ideal family home benefits from a convenient location in the sought-after area of Langley Green. There is easy access to Crawley town centre, local schools and amenities, while commuters will appreciate being approximately 1 mile walking distance from Ifield station.



GROUND FLOOR  
42.3 sq.m. (456 sq.ft.) approx.



1ST FLOOR  
41.1 sq.m. (442 sq.ft.) approx.



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TOTAL FLOOR AREA : 83.4 sq.m. (898 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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