



## Worcester Road, Tilgate, Crawley, RH10 5HT

Situated in the sought-after Tilgate area of Crawley, this charming terraced house on Worcester Road presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this residence is the extended family room at the rear, which provides a bright and airy space that seamlessly connects to the garden, ideal for both relaxation and social gatherings. The property also boasts a private driveway, ensuring convenient parking for residents and visitors.

The location is particularly appealing, as it is within walking distance to local shops, making daily errands a breeze. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property combines character with modern family needs, making it a delightful choice for those looking to settle in a vibrant community. Don't miss the chance to view this lovely home in a prime location.

**£390,000 Freehold**

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- No Onward Chain
- Extended family room to the rear
- Ground floor cloakroom
- Sought-after Tilgate location
- Private driveway parking
- Bedroom one & two benefiting from built-in wardrobes
- Three well-proportioned bedrooms
- Walking distance to Tilgate Park, local shops & amenities

## Hallway

11'8" x 8'11" (3.57 x 2.74)

## Living Room

14'5" x 10'9" (4.41 x 3.29)

## Dining Room

9'9" x 9'0" (2.98 x 2.76)

## Kitchen

10'0" x 9'0" (3.07 x 2.75)

## Family Room

17'5" x 8'9" (5.32 x 2.67)

## WC

## Landing

9'7" x 2'10" (2.93 x 0.88)

## Bedroom 1

10'9" x 9'1" (3.30 x 2.78)

## Bedroom 2

10'10" x 10'0" (3.32 x 3.06)

## Bedroom 3

11'7" x 5'8" (3.54 x 1.75)

## Shower Room

5'5" x 4'8" (1.67 x 1.44)

## WC

## Driveway

## 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 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>63</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |