



Fulham Close, Broadfield, Crawley, RH11 9NY

Situated in the desirable area of Fulham Close, Broadfield, Crawley, this detached house presents an excellent opportunity for families and professionals alike. Originally designed as a four-bedroom residence, the current owner has thoughtfully adapted the property into a spacious three-bedroom home, providing ample living space while maintaining a warm and inviting atmosphere.

One of the standout features of this property is the delightful double-glazed conservatory, which offers a view of the beautifully landscaped rear garden. This space is perfect for relaxation or entertaining guests, allowing natural light to flood in throughout the day. Additionally, the garden room presents a versatile option, ideal for use as a home gym or office, catering to the modern lifestyle.

The property boasts a long driveway, providing parking for several vehicles, which is a rare find in this area. The enclosed private rear garden offers a peaceful retreat, perfect for outdoor activities or simply enjoying the fresh air.

Conveniently located, this home is just a short distance from local shops, bus routes, and schools, making it an ideal choice for families seeking accessibility to essential amenities. With its blend of comfort, space, and practicality, this property is sure to appeal to those looking for a welcoming home in a vibrant community. Don't miss the chance to make this lovely house your new home.

£440,000 Freehold

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- 3 / 4 Bedroom Detached House
- Excellent room sizes
- Addition of Double Glazed Conservatory
- Cloakroom
- Enclosed Rear Garden
- Home office / Gym
- Garage & Driveway
- Close to Shops, Schools and Bus services

Entrance Hall

Bathroom

Cloakroom

Outside

Living Room
29'0" x 13'8" (8.86 x 4.19)

Rear Garden

Garden room / Gym
19'5" x 11'7" (5.94 x 3.54)

Kitchen
10'2" x 7'7" (3.10 x 2.32)

Garage

Conservatory
13'10" x 8'11" (4.22 x 2.74)

Driveway

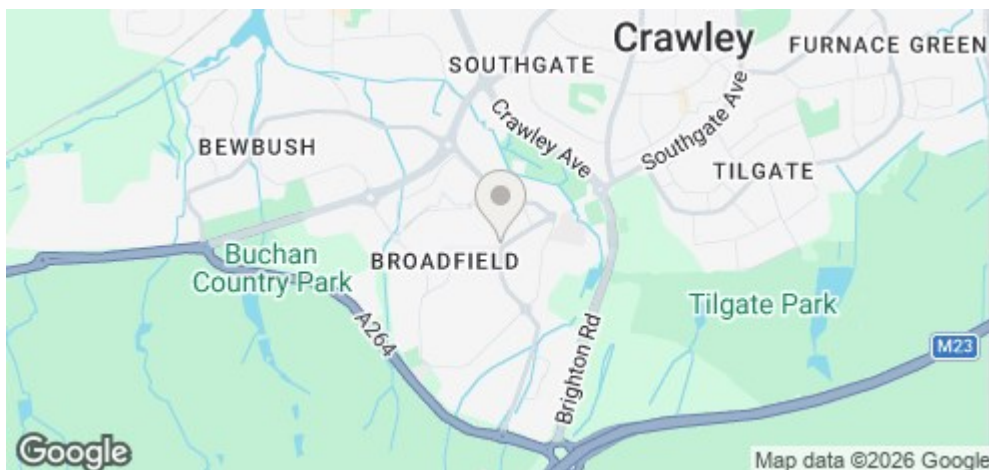
Stairs to first floor Landing

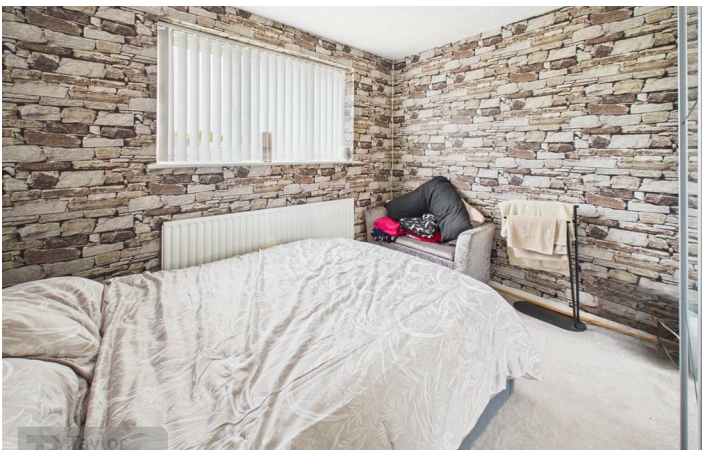
Bedroom 1
17'1" x 10'5" (5.23 x 3.20)

Bedroom 2
10'2" x 9'6" (3.10 x 2.91)

Bedroom 3
9'11" x 6'6" (3.03 x 1.99)

Council Tax Band: E





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	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	