



## Morton Close, Broadfield

In Excess of £350,000

**MANSELL  
McTAGGART**  
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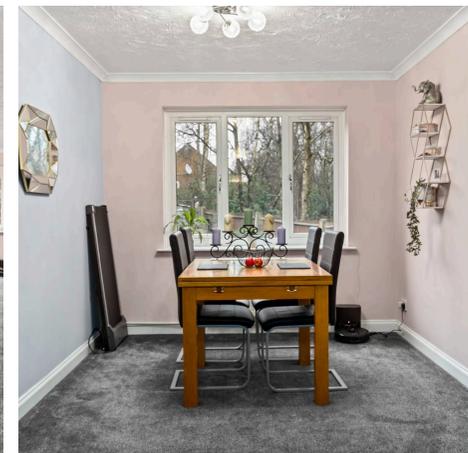
- End of terrace family home
- Three generous bedrooms with built-in storage
- Overlooking woodland
- Double glazing and gas central heating (boiler replaced 2021)
- Dual aspect open plan living/dining
- Downstairs cloakroom
- Within close proximity to schools, bus routes to Gatwick
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

Located in Broadfield, within close proximity to schools, bus routes to Gatwick and local amenities, this spacious three-bedroom home is a prime opportunity for those looking for a quiet first-time home.

Upon entering the home, guests are welcomed into a generously sized entrance hall, with stairs rising to the first floor and a convenient downstairs cloakroom.

To the front of the property lies a spacious open plan living/dining room, flooded with natural light, providing space for two large family sofas and a six-seater dining room table and chairs.

Finishing the downstairs accommodation is the kitchen, equipped with a range of wall and base units as well as space with plumbing for a washing machine and dishwasher.





Heading upstairs, the property features three sizeable bedrooms, each with fitted wardrobes. Bedrooms one and two, both large double bedrooms, face out onto the front and rear aspect. The third bedroom is a good size which currently holds a single bed and desk comfortably.

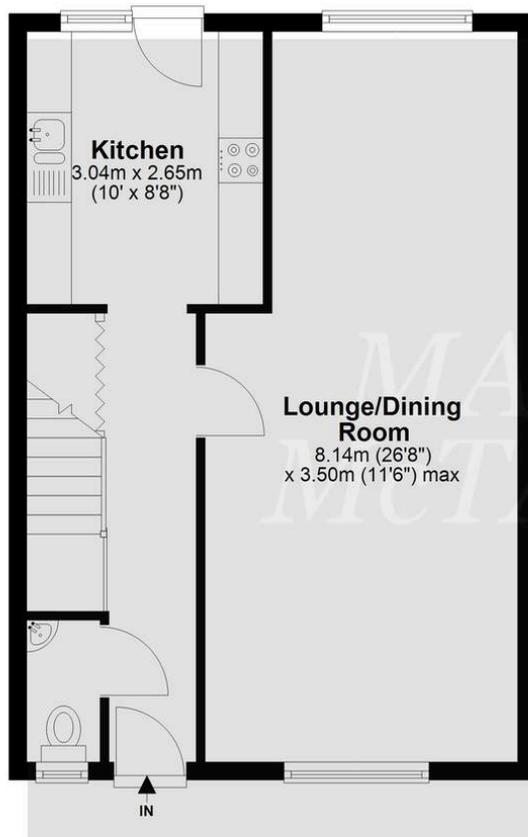
The family bathroom is fitted in a white suite comprising of a full length 'P' shaped panelled bath, wash hand basin with vanity storage beneath, low level w/c and window to rear.

Externally, the front of the property is enclosed by a low-level picket fence, with a pathway to the front door. Finally, there is side access to the private rear garden which is partially patio and laid with artificial grass. The property is positioned at the end of the walk, neighbouring onto woodlands which prevents the property from being overlooked.



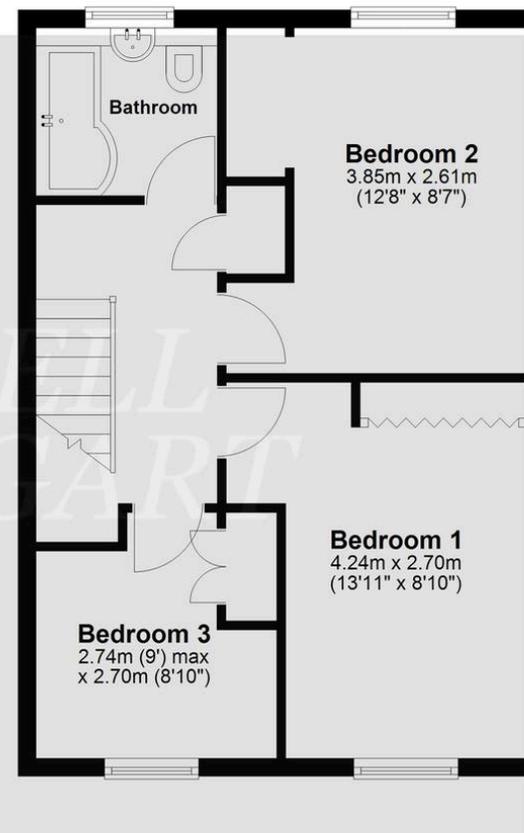
## Ground Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 89.8 sq. metres (966.8 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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