

## Winter Gardens, Southgate, Crawley, RH11 8RB

Welcome to this modern semi-detached house located in the desirable area of Winter Gardens, Southgate. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom suite is conveniently situated on the top floor, providing a private retreat away from the hustle and bustle of daily life.

The house features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space when needed.

One of the standout features of this property is its excellent location. It is within walking distance to the town centre and the train station, making it perfect for commuters and those who enjoy the convenience of nearby amenities. Additionally, the property comes with an allocated parking space, a valuable asset in this bustling area.

The small rear garden offers a lovely outdoor space for relaxation or gardening, providing a perfect spot to unwind after a long day. With no onward chain, this property is ready for you to move in and make it your own.

In summary, this three-bedroom semi-detached house in Winter Gardens is a fantastic opportunity for anyone looking for a modern home in a great location. Don't miss your chance to view this delightful property.

**£400,000 Freehold**

## Winter Gardens, Southgate, Crawley, RH11 8RB



- 3 Bedroom Semi Detached House
- Undercover parking Space
- No Onward Chain
- Situated over 3 floors
- Small rear garden
- Top floor master bedroom suite
- Walking Distance of town centre

Entrance Hall

Walk in Wardrobe

Cloakroom

Outside

Living Room

14'9" x 9'6" (4.50 x 2.91)

Rear Garden

Under cover Allocated Parking Space

Kitchen / Dining Room

17'8" x 8'0" (5.40 x 2.46)

Stairs to first floor Landing

Bedroom 2

14'9" x 9'6" (4.51 x 2.92)

Bedroom 3

8'9" x 8'0" (2.69 x 2.45)

Family Bathroom

Stairs to 2nd floor landing

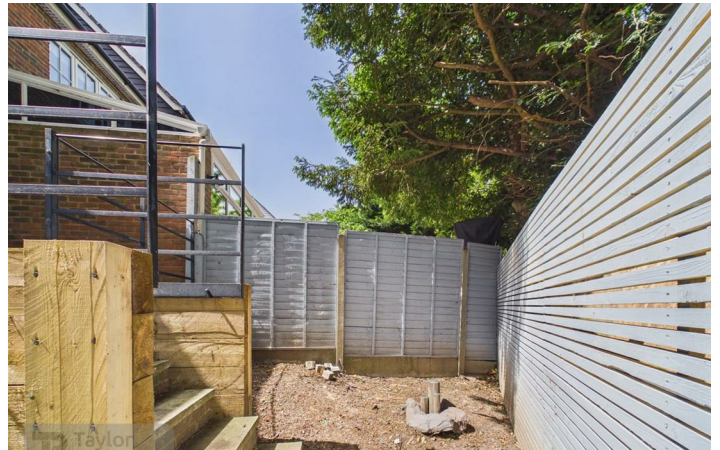
Bedroom 1

11'6" x 11'5" (3.51 x 3.48)

En Suite Shower Room

**Council Tax Band: D**





# 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>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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 2002/91/EC	