



Evelyn Walk, Tilgate, Crawley, RH10 5AT

Nestled in the desirable Tilgate area of Crawley, this extremely well presented 3/4 bedroom terraced house offers a perfect blend of comfort and modern living. The property has been thoughtfully extended on the ground floor, featuring a spacious double-width extension that enhances the living space, making it ideal for families or those who enjoy entertaining.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and social gatherings. The versatile fourth bedroom can also serve as a study, catering to the needs of a growing family or a professional seeking a quiet workspace. The house boasts a well-appointed bathroom and benefits from efficient gas heating, ensuring warmth and comfort throughout the year.

Externally, the property features a driveway that accommodates parking for two cars, a valuable asset in this sought-after location & a south facing rear garden. The surrounding area is has local shops and excellent schools, making it an ideal choice for families. Additionally, the outstanding Tilgate Park is just a stone's throw away, offering beautiful green spaces for leisure and recreation.

This charming home is not only well-presented but also perfectly positioned to enjoy the best of what Tilgate has to offer. Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed.

£400,000 Freehold

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- 3 / 4 Bedroom Terrace House
- Modern Kitchen & Bathroom
- Close to Tilgate park
- Extended to ground floor
- South facing rear garden
- Easy Access to Fast way & Shops
- Well presented throughout
- Driveway for 2 cars
- No onward chain

Entrance Hall
Living Room
19'4" x 9'4" (5.90 x 2.87)
Dining Room
9'11" x 9'3" (3.03 x 2.82)
Kitchen
10'1" x 8'11" (3.08 x 2.73)
Utility Room
5'5" x 4'9" (1.67 x 1.46)
Stairs to first floor Landing
Bedroom 1
11'0" x 10'9" (3.36 x 3.28)
Bedroom 2
9'8" x 8'9" (2.97 x 2.67)
Bedroom 3
11'9" x 9'0" (3.59 x 2.76)

Bathroom
Separate Toilet
Outside
Rear Garden
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	