



Guide Price £270,000 - £290,000 Freehold

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Broadfield, Crawley, RH11

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Moore & Partners

A THREE BEDROOM FAMILY HOME THAT HAS RECENTLY BEEN REDECORATED AND BENEFITS FROM AN OPEN PLAN DINING ROOM AND REFITTED KITCHEN. FURTHER ACCOMMODATION COMPRISES, DOWNSTAIRS W/C, LOUNGE, THREE BEDROOMS AND FAMILY BATHROOM. NO CHAIN

On entering the property you step into an inner porch which incorporates a w/c with hand wash basin, moving through the inner door you are greeted by a long and generous entrance hall, which give you access to the ground floor accommodation and stairs that rise to the first floor. To your left you have a reception room which has recently been used as a ground floor bedroom, this room is a good sized, capable of holding a range of furniture and overlooks the front garden. Moving down the hallway, there is a recess for under stairs storage. Located down the hallway to your left is a small internal room with light provided by a light tunnel to the roof. At the end of the hallway you enter a utility/reception area which currently has a work and small table and chairs. Immediately off of this room another reception room has been created which again quite recently was used as a single bedroom. The kitchen located at the very rear of the property provides a range of base and eye level units, with integrated electric oven and hob. There are further spaces for a washing machine, tall fridge/freezer and a door to the courtyard garden.

Moving upstairs there are three bedrooms and family bathroom. Bedrooms one and two are good sized doubles with plenty of room for a king size beds and additional bedroom furniture. Bedroom three is a single with room for a single bed as well as free standing furniture.

Outside there is a small courtyard garden located to the front, to the rear there is a small garden offering enough space for garden furniture or children's trampoline. Parking is offered to the front of the property via a residential parking area on a first come first basis. The property lends its self to being a great family home as well a property for investment, if you were looking at stepping into the HMO market.

EPC Rating D



Room Details

Ground Floor

Reception One	2.87m x 2.39m (9'5" x 7'10")
Study	3.17m x 2.18m (10'5" x 7'2")
Reception Two	3.12m x 1.85m (10'3" x 6'1")
Breakfast Room	3.33m x 2.35m (10'11" x 7'9")
Kitchen	2.64m x 2.14m (8'8" x 7'0")

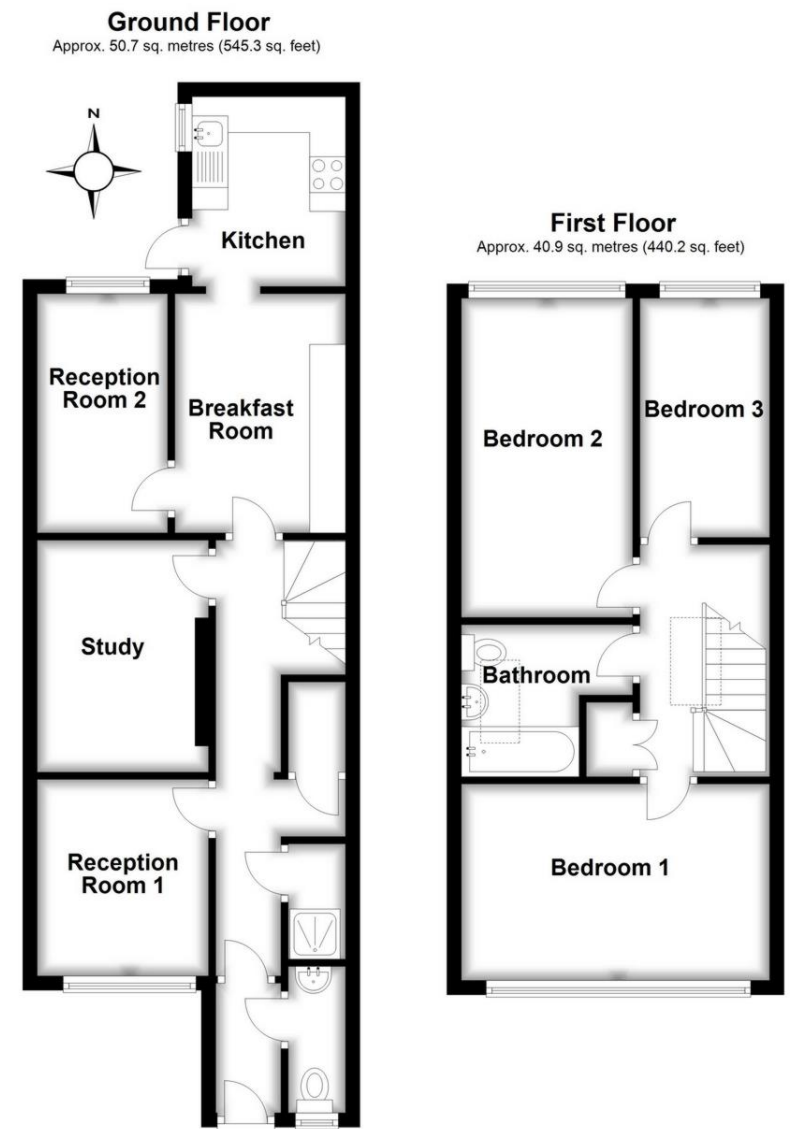
First Floor

Bedroom One	4.32m x 2.99m (14'2" x 9'10")
Bedroom Two	4.48m x 2.42m (14'8" x 7'11")
Bedroom Three	3.32m x 1.80m (10'11" x 5'11")
Bathroom	2.00m x 1.64m (6'7" x 5'5")

Outside

Front Garden

Rear Garden



Total area: approx. 91.6 sq. metres (985.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect the property. These particulars do not constitute any part of an offer or contract.

