



## Olivier Road, Maidenbower, Crawley, RH10 7ZG

Positioned in the desirable area of Maidenbower, Crawley, this modern semi-detached house presents an excellent opportunity. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the charming rear garden, which provides a private outdoor space for gardening, play, or simply enjoying the fresh air. The side access to the garden adds convenience, making it easy to maintain and enjoy this lovely outdoor area.

Additionally, the property comes with allocated parking spaces, a valuable asset in this sought-after location. With no onward chain, this home is ready for you to move in and make it your own without the hassle of waiting for previous owners to vacate.

In summary, this two-bedroom semi-detached house in Maidenbower is a fantastic opportunity for those seeking a modern home with a garden and parking. Its appealing features and prime location make it a must-see for anyone looking to settle in this vibrant community.

***Offers In Excess Of £350,000 Freehold***

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- No Onward Chain
- Gas Central Heating
- Sought After Location
- 2 Bedroom semi detached House
- Kitchen / Diner
- Allocated Parking Spaces
- Rear Garden with side access

## Entry

4'3" x 4'0" (1.31 x 1.22)

## Living Room

15'2" x 12'2" (4.63 x 3.73)

## Kitchen / Dining Area

12'2" x 9'11" (3.71 x 3.03)

## Bedroom 1

9'10" x 9'4" (3.01 x 2.86)

## Bedroom 2

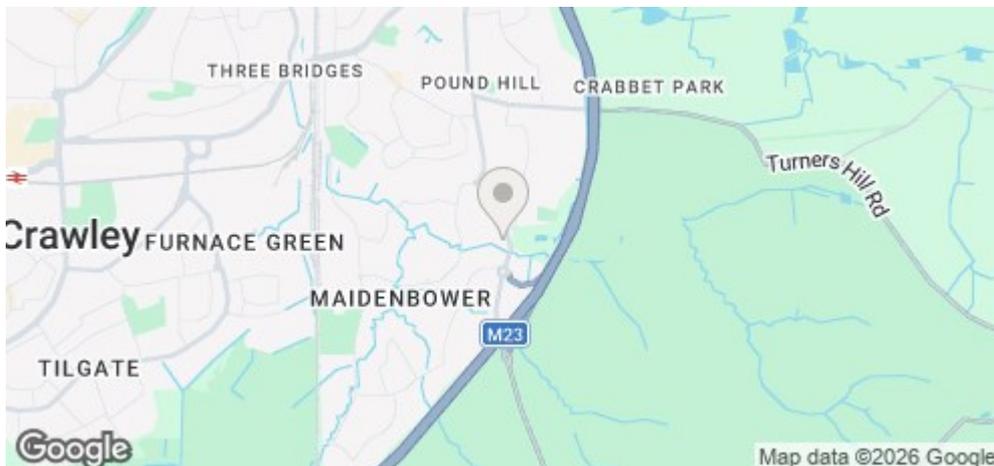
9'10" x 8'0" (3.01 x 2.45)

## Bathroom

6'8" x 5'8" (2.04 x 1.74)

## Rear Garden

## 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               |
|----------------------------------------------------|-----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |           |                         |
| (92 plus) <b>A</b>                                 |           | <b>90</b>               |
| (81-91) <b>B</b>                                   |           |                         |
| (69-80) <b>C</b>                                   |           |                         |
| (55-68) <b>D</b>                                   | <b>67</b> |                         |
| (39-54) <b>E</b>                                   |           |                         |
| (21-38) <b>F</b>                                   |           |                         |
| (1-20) <b>G</b>                                    |           |                         |
| <i>Not energy efficient - higher running costs</i> |           |                         |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC |