



## Perryfield Road, Southgate, Crawley, RH11 8AB

Nestled on Perryfield Road in the desirable area of Southgate, Crawley, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort and modern living. The property is well presented, featuring a contemporary kitchen and a stylish bathroom, both of which have been thoughtfully designed to meet the needs of today's homeowner.

One of the standout features of this bungalow is the newly replaced gas boiler, ensuring efficient heating and peace of mind for the new occupants. The property also boasts a convenient driveway and a garage, providing ample space for parking and storage.

The enclosed rear garden is a generous size, perfect for outdoor entertaining, gardening, or simply enjoying a quiet moment in the fresh air.

Situated in a great location, this bungalow is just a short distance from the town centre, offering easy access to a variety of shops, restaurants, and local amenities. This property is an ideal choice for those seeking a comfortable and convenient lifestyle in a sought-after area. Don't miss the opportunity to make this lovely bungalow your new home.

**£475,000 Freehold**

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- No Chain
- Radiator Heating & Double Glazed Windows
- 2 Bedroom Semi Detached Bungalow
- Good sized Garden
- Modern Kitchen & Shower Room
- Garage & Driveway

Entrance Lobby

Driveway

Entrance Hall

Living Room

14'7" x 11'11" (4.47 x 3.65)

Kitchen

10'11" x 10'4" (3.34 x 3.16)

Bedroom 1

13'3" x 10'0" (4.06 x 3.05)

Bedroom 2

12'2" x 9'1" (3.73 x 2.79)

Shower Room

Conservatory

Outside

Rear Garden

Garage

## 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.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>76</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	