



## Mountbatten Close, Broadfield

In Excess of £425,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- Located on the outskirts of Crawley with easy access to motorway links and 24/7 bus routes to Gatwick Airport
- NO ONWARD CHAIN
- Three bedrooms with potential for fourth
- Driveway parking for two vehicles with fitted EV charger
- Converted garage
- Private rear garden backing onto woodlands
- Finished to a high standard throughout
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

An upgraded, three-bedroom family home located toward the outskirts of the town, backing onto woodlands. The property is within the popular residential location of Broadfield, and is within close proximity of K2 leisure centre, Tilgate Park and Broadfield Primary Academy.

Upon entry to the home, there is a front porch giving access to the converted garage on your right and the living room straight ahead. The converted garage, which is currently being used as a study has great potential for a fourth bedroom. The living area is a bright and spacious room with a bay window to the front and a fitted log burner. The open plan dining area and kitchen, both of which situated to the rear of the house, provides space for a four-to-six-seater dining table and chairs with sliding patio doors leading out to the rear garden.





The kitchen is fitted in a modern and contemporary style with a range of wall and base units, including space for; Rangemaster style oven and also has a small breakfast bar with stools.

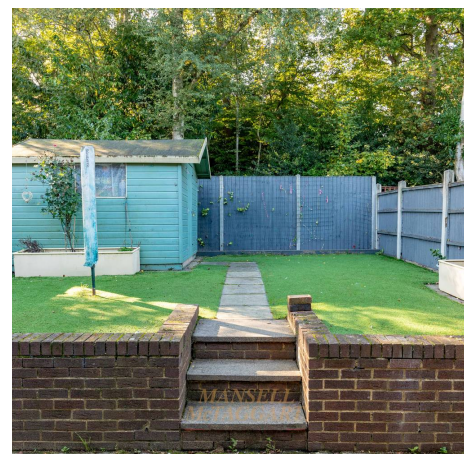
Heading upstairs, the first-floor landing gives access to all three bedrooms, family bathroom as well as the loft with a pull-down ladder and light.

Bedrooms two and three both overlook the rear of the property. Bedroom three is a good sized single, currently holding a bed and other freestanding furniture while bedroom two is a double.

The master bedroom overlooks the front and is a large double with built in wardrobes.

Finally, the family bathroom comes equipped with a panel enclosed bath and separate double length shower cubicle, low level WC, wash hand basin.

Outside, the front of the house is laid to hardstanding providing a driveway for two vehicles side by side. The rear garden backs onto woodland making it extremely private and peaceful with nature on your doorstep. A large patio area abuts the foot of the house, all enclosed by wooden panel fencing with side access.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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