



## Lyric Close, Maidenbower, Crawley, RH10 7HG

Nestled in the desirable Lyric Close, Maidenbower, Crawley, this charming house offers an ideal family home in a tranquil cul-da-sac setting. The property boasts a fantastic location, conveniently situated near local shops, reputable schools, and the M23 motorway, making it perfect for commuters and families alike.

Upon entering, you will be greeted by a lovely sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The separate dining / family room enhances the living space, allowing for versatile use and family gatherings. The ground floor has been thoughtfully extended to include a larger, refitted kitchen, which is both functional and stylish, catering to all your culinary needs.

The property is set on a generous corner plot, offering a delightful rear and side garden that provides ample outdoor space for children to play or for hosting summer barbecues. Additionally, the double garage adds convenience and extra storage, making this home both practical and appealing.

This house is a wonderful opportunity for those seeking a comfortable and spacious family residence in a sought-after area. With its excellent amenities and peaceful surroundings, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

***Offers In Excess Of £680,000 Freehold***

# Lyric Close, Maidenbower, Crawley, RH10 7HG



- Great Location close to schools, shops and M23 motorway
- Larger extended refitted Kitchen
- En Suite Shower Room
- Family Bathroom
- 2 Reception Rooms
- Corner Plot
- Cul da sac position
- Double Garage

Entrance Hall

Cloakroom

Living Room  
22'5" x 10'11" (6.85 x 3.33)

Dining / Family Room  
12'7" x 9'2" (3.84 x 2.81)

Kitchen / Breakfast Room  
15'1" x 14'4" (4.62 x 4.39)

Utility Room  
5'6" x 4'11" (1.69 x 1.52)

Stairs to first floor Landing

Bedroom 1  
14'0" x 8'11" (4.29 x 2.73)

En Suite Shower Room

Bedroom 2  
10'4" x 8'5" (3.15 x 2.59)

Bedroom 3  
10'0" x 8'9" (3.05 x 2.68)

Bedroom 4  
9'3" x 9'3" (2.83 x 2.82)

Family Bathroom

Outside

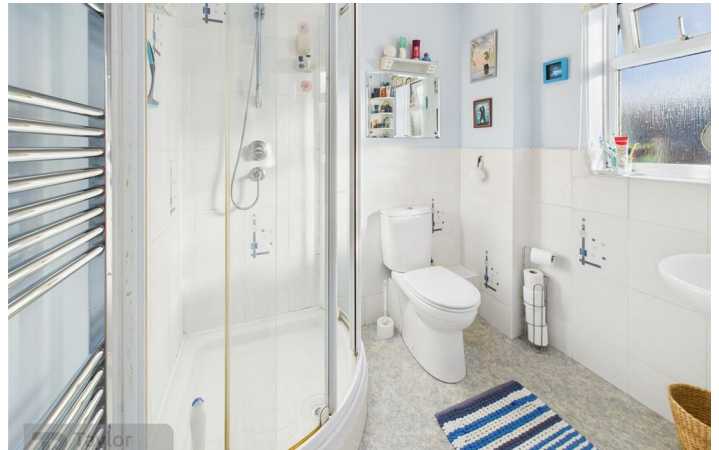
Rear & Side Garden

Double Garage  
19'7" x 19'5" (5.99 x 5.93)

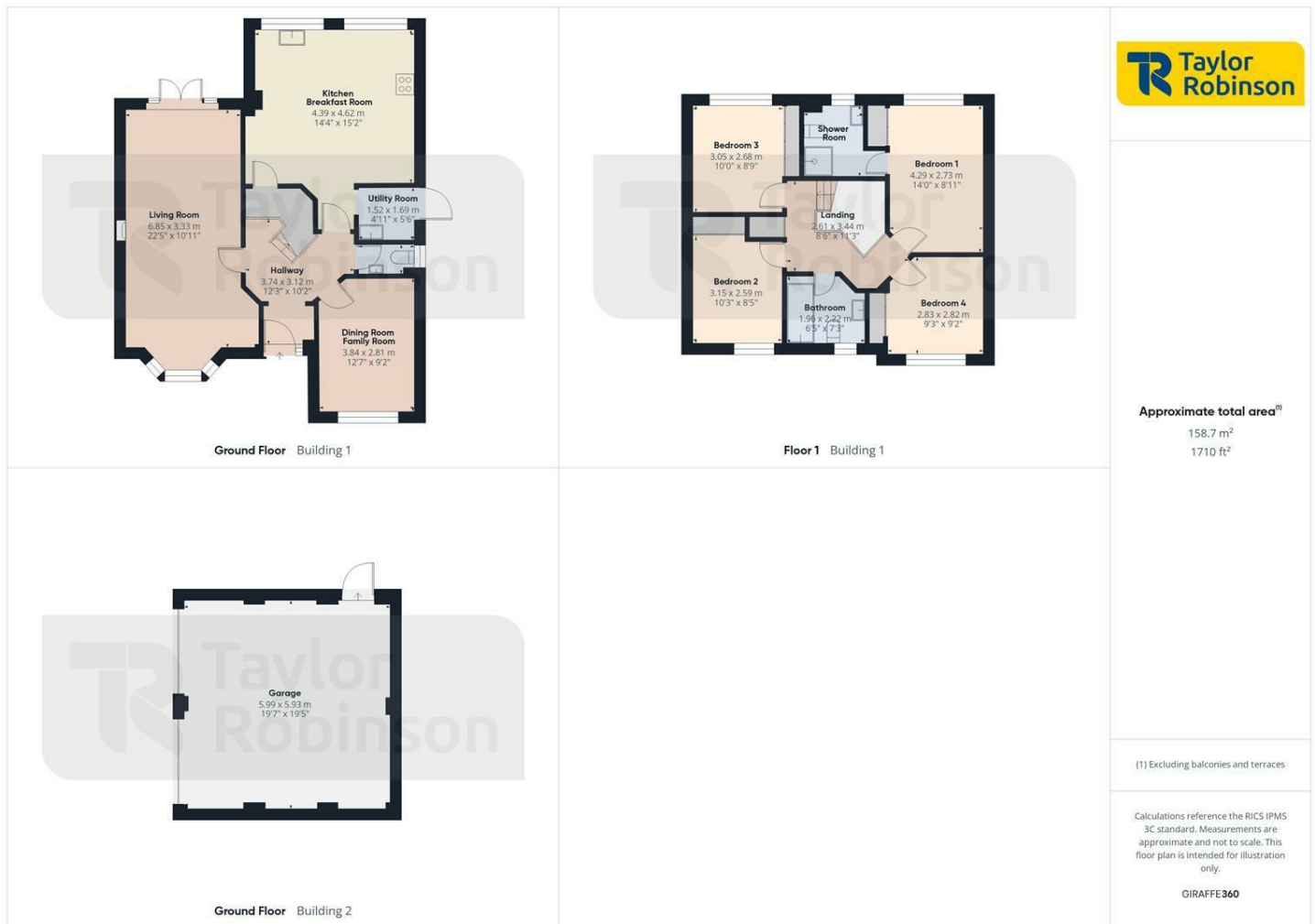
Driveway

## Council Tax Band: F





# 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</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	