



**Taylor  
Robinson**



## Crossways, Three Bridges, Crawley, RH10 1QT

Nestled in the desirable area of Crossways, Three Bridges, Crawley, this well-presented and extended semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms and two bathrooms, this property is ideal for families seeking a welcoming home.

The ground floor has been thoughtfully extended to create a generous family room, providing ample space for relaxation and entertaining. Additionally, a loft conversion has transformed the upper level into a splendid main bedroom, complete with an en suite shower room, ensuring privacy and comfort.

This charming home is situated in a great location, just a stone's throw away from excellent schools, making it perfect for families with children. The nearby Three Bridges mainline station offers easy access to transport links, while local supermarkets cater to all your shopping needs.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home that combines modern living with the charm of an older property.

**£485,000 Freehold**

# Crossways, Three Bridges, Crawley, RH10 1QT



- 4 Bedroom Extended Semi Detached House
- En Suite to Bedroom 1
- Great location
- Ground Floor Extension & Loft Conversion
- 3 Reception Rooms
- Close to Schools & Three Bridges Mainline Station
- Useful Cloakroom
- Enclosed Rear Garden
- No Onward Chain

## Entry

5'9" x 3'1" (1.77 x 0.94)

## WC

5'9" x 3'4" (1.76 x 1.02)

## Bedroom 1

14'2" x 13'7" (4.34 x 4.16)

## Hallway

13'2" x 6'5" (4.02 x 1.98)

## First Floor Landing

## Shower Room

## Living Room

11'6" x 11'1" (3.51 x 3.39)

## Bedroom 2

5'4" x 5'4" (1.64 x 1.63)

## Reception Room

12'2" x 10'11" (3.73 x 3.34)

## Bedroom 3

## Rear Garden

## Dining / Living Area

18'4" x 9'9" (5.60 x 2.98)

## Bedroom 4

## Home Office / Utility Room

## Kitchen

11'0" x 7'0" (3.36 x 2.15)

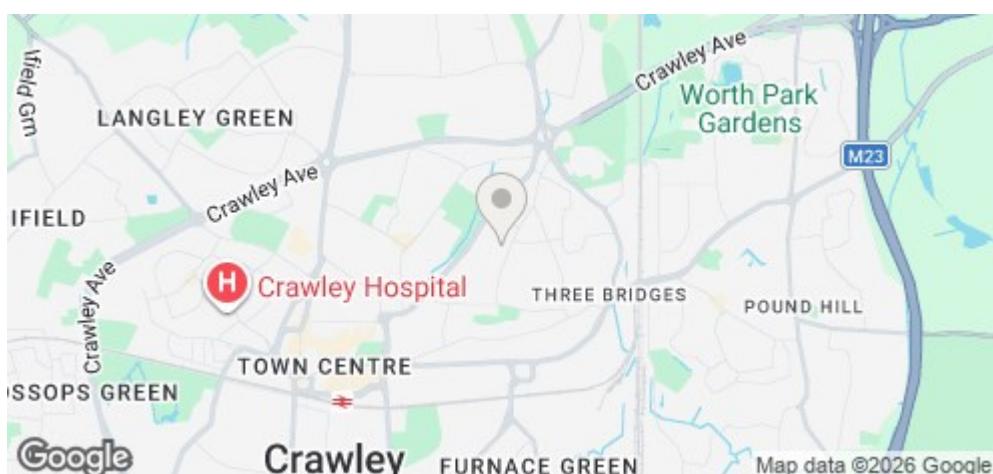
## Bathroom

18'3" x 10'4" (5.58 x 3.16)

## 7'7" x 6'11" (2.33 x 2.13)

## Stairs to Second Floor

## 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 firms 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
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(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	