



## Woolborough Close, Northgate, Crawley, RH10 8HG

Nestled in the heart of Northgate, Crawley, this excellently located semi-detached house presents a wonderful opportunity for those seeking a comfortable and convenient home. Boasting two spacious double bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

As you enter, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house features replacement double glazed windows, ensuring a warm and quiet environment throughout the year. The well-appointed bathroom adds to the practicality of the home, catering to all your daily needs.

One of the standout features of this property is the garage and driveway, providing ample parking space and additional storage options. The location is particularly appealing, as it is within walking distance of the town centre, allowing for easy access to a variety of shops, restaurants, and local amenities.

Furthermore, this property is offered with no onward chain, making the buying process straightforward and hassle-free. Whether you are a first-time buyer or looking to downsize, this charming house in Northgate is a fantastic choice. Do not miss the chance to make this delightful home your own.

**£325,000 Freehold**

# Woolborough Close, Northgate, Crawley, RH10 8HG



- Semi Detached House
- Refitted Bathroom
- Garage
- 2 Double Bedrooms
- Replacement Double Glazed Windows
- Walking Distance of town centre
- Living Room & Modern Kitchen
- Garden
- No Onward Chain

Entrance Hall

Living Room

21'0" x 10'2" (6.40 x 3.10)

Kitchen

12'8" x 7'10" (3.86 x 2.39)

Bathroom

8'0" x 5'4" (2.44 x 1.63)

Bedroom 1

12'11" x 9'10" (3.94 x 3.00)

Bedroom 2

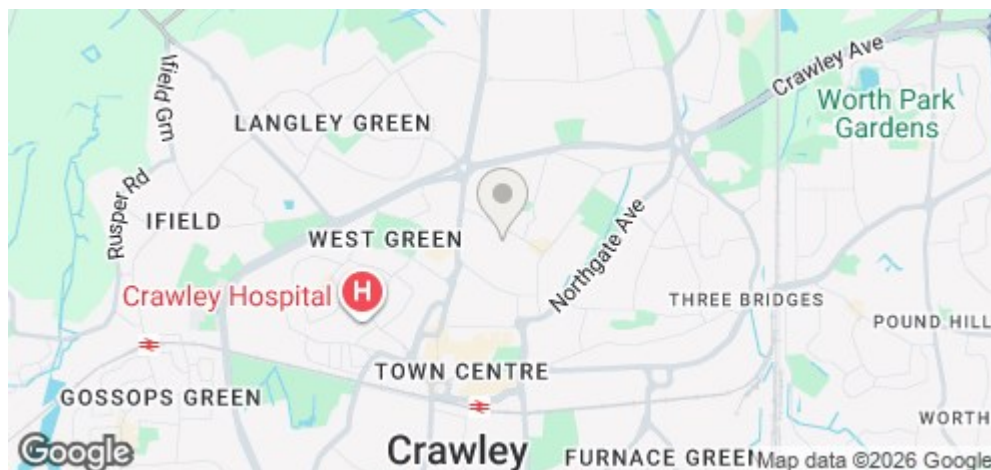
10'8" x 10'1" (3.25 x 3.07)

Outside

Rear Garden

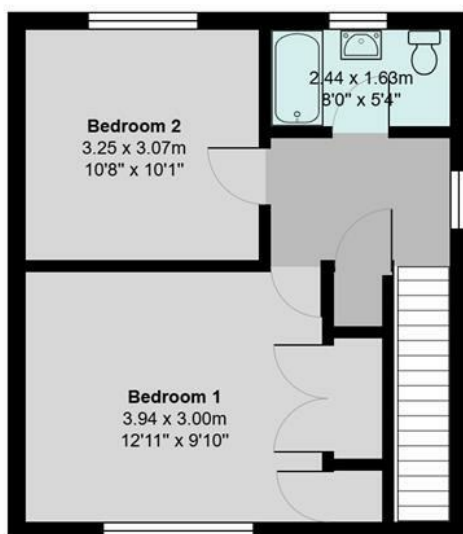
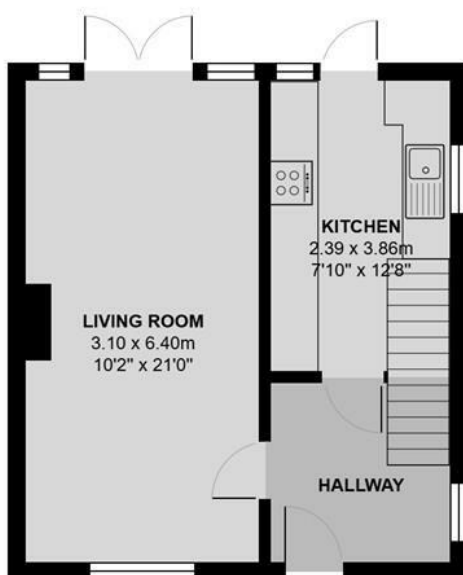
Garage

## 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.

**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>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(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	