



Woolborough Road, Northgate
£475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Council Tax Band 'E' and EPC 'tbc'

A rare opportunity to acquire this deceptively spacious and well-proportioned 2/3-bedroom chalet-style bungalow, occupying a generous plot within easy walking distance of Crawley town centre. Offered to the market with no onward chain, the property provides enormous potential for extension and further enlargement (subject to the necessary planning permissions) and represents an ideal purchase for buyers seeking a renovation project with significant scope to add value.

The property is approached via a good-sized frontage, providing ample off-road parking for several vehicles, with side access leading to the rear garden.

Upon entering, the entrance hall provides access to the principal accommodation. Positioned to the front of the property is a spacious and light-filled living room, featuring a window overlooking the front aspect, creating a bright and welcoming reception space with ample room for a range of furniture. Also situated at the front is a second reception room, offering excellent versatility. Currently arranged as an additional reception room, it could equally serve as a generous ground-floor bedroom, family room, playroom or home office, making the property well suited to a variety of lifestyles. To the rear, the kitchen is fitted with a range of wall and base units incorporating work surfaces and a stainless-steel sink unit. There is space for a gas cooker, fridge/freezer, dishwasher and washing machine, together with ample storage and preparation space. While requiring updating, the room offers excellent potential to create a contemporary open-plan kitchen, subject to any necessary consents.





Adjacent to the kitchen is a separate dining room, comfortably accommodating a six-seater dining table and chairs, making it an ideal space for both everyday family dining and entertaining guests. A living room with patio door with access to rear garden and leads to the ground-floor bathroom, fitted with a bath with shower over, low-level WC and wash hand basin which is accessed via the utility/store room.

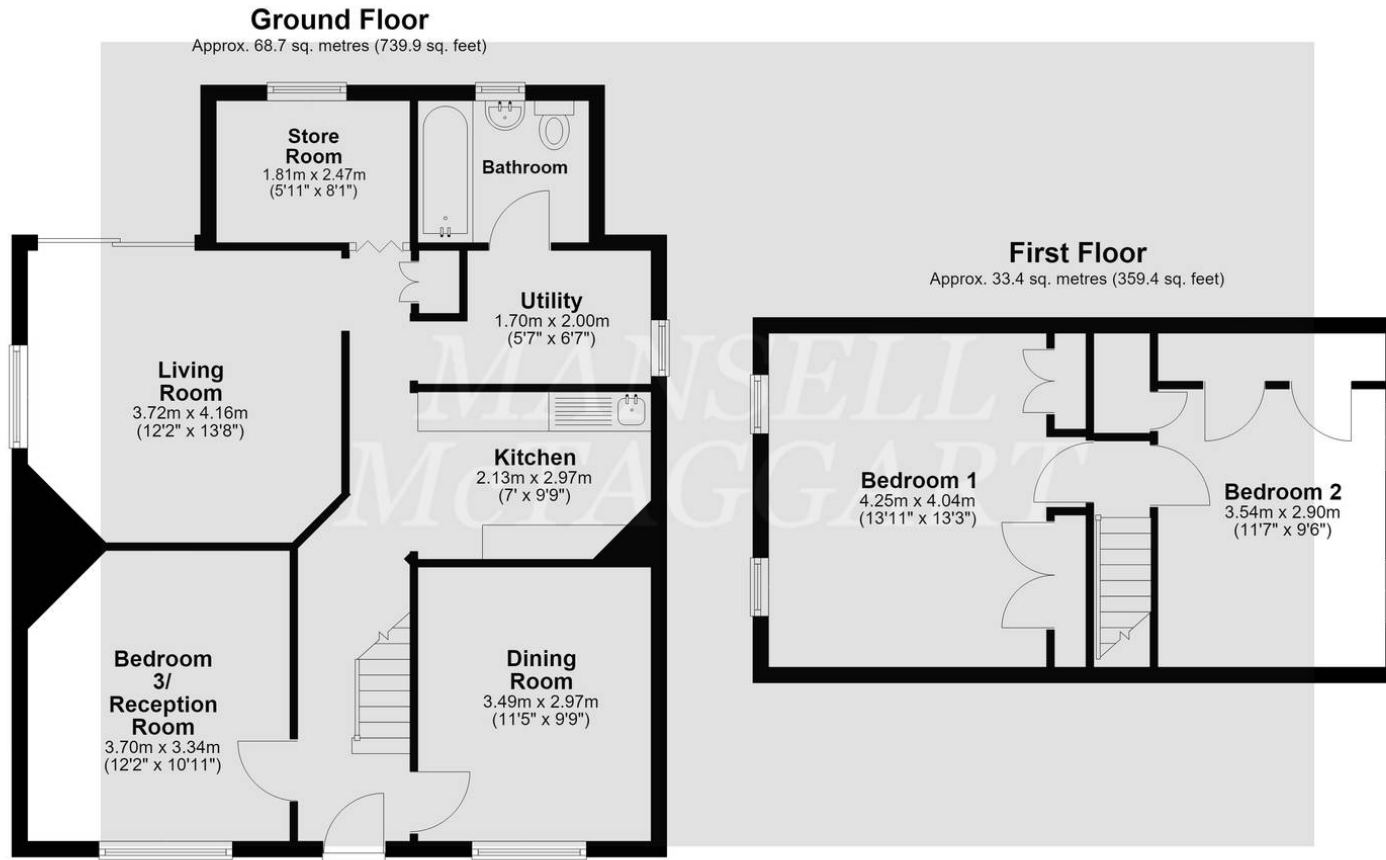
Stairs rise to the first floor landing, where there are two particularly well-proportioned double bedrooms. Both bedrooms benefit from fitted wardrobes, providing excellent storage, while the generous proportions offer flexibility for additional furniture or workspace if required.

Externally, the property occupies an impressive plot with a substantial west-facing rear garden, enjoying a sunny aspect throughout the afternoon and evening. The garden is predominantly laid to lawn with a paved patio area, providing an ideal setting for outdoor dining, entertaining or family enjoyment. The size of the plot offers exceptional potential for extension to the side and rear, or even further redevelopment, subject to the necessary planning permissions.

Although the property requires complete modernisation throughout, it presents a fantastic opportunity for purchasers to redesign and refurbish to their own specification. Combined with its generous accommodation, sizeable plot, excellent parking provision and highly convenient location close to Crawley Town Centre, local schools, transport links and amenities, this property offers outstanding potential to create a superb long-term family home.

Offered with no onward chain, early viewing is highly recommended to fully appreciate the size, versatility and future potential this unique property has to offer.





Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

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

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.