



## Sheppey Close, Broadfield, Crawley, RH11 9HB

Nestled in the charming area of Sheppey Close, Broadfield, Crawley, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, making it an ideal family home.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The bright sunroom, which overlooks the south-facing rear garden, is a particular highlight, allowing natural light to flood in and creating a serene space to enjoy the outdoors from the comfort of your home.

With three well-proportioned bedrooms, this property caters to families of all sizes, offering plenty of room for personalisation and growth. The bathroom is conveniently located, ensuring ease of access for all residents.

Additionally, the property includes a garage and driveway for multiple vehicles, providing secure parking and extra storage space, which is always a valuable asset. The south-facing rear garden is a wonderful outdoor space, perfect for gardening enthusiasts or for children to play in the sun.

Situated in a location with easy access to local amenities and schools, this home is well-positioned for families seeking a vibrant community. Whether you are looking for a place to settle down or an investment opportunity, this semi-detached house in Broadfield is certainly worth considering.

**£400,000 Freehold**

# Sheppey Close, Broadfield, Crawley, RH11 9HB



- Three bedroom semi-detached family home
- South Facing Rear Garden
- Easy access to local amenities, schools & transport links
- Bright sunroom overlooking the rear garden
- Spacious living room plus separate dining area
- Garage & driveway parking
- Situated in a convenient residential location

## Hallway

16'5" x 6'0" (5.02 x 1.83)

## Living Room

13'10" x 10'6" (4.22 x 3.21)

## Dining Room

9'10" x 8'9" (3.01 x 2.69)

## Kitchen

9'10" x 7'6" (3.01 x 2.29)

## Sunroom

16'11" x 7'7" (5.17 x 2.32)

## Landing

9'3" x 6'7" (2.82 x 2.01)

## Bedroom 1

13'7" x 9'10" (4.15 x 3.01)

## Bedroom 2

9'1" x 8'7" (2.77 x 2.63)

## Bedroom 3

9'7" x 6'7" (2.94 x 2.02)

## Bathroom

7'10" x 5'5" (2.39 x 1.66)

## Garage

15'10" x 8'0" (4.85 x 2.45)

## Driveway

Front & Rear Garden

## 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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	