



## Trefoil Crescent, Broadfield, Crawley, RH11 9EZ

Situated in the charming Trefoil Crescent of Broadfield, Crawley, this immaculate three-bedroom terraced home presents an exceptional opportunity for both families and first-time buyers. The property offers a warm and inviting atmosphere that is sure to make you feel at home.

Upon entering, you will find a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The heart of the home is undoubtedly the rear extension, which features an open-plan kitchen and entertaining area. This modern space is ideal for hosting gatherings or enjoying family meals, with ample room for dining and socializing.

The property comprises three well-proportioned bedrooms, providing comfortable living spaces for all family members. The bathroom is conveniently located, ensuring ease of access for everyone in the household.

Outside, the garden is a delightful retreat, complete with a garden outbuilding that is equipped with power and lighting, offering versatile usage options such as a home office or workshop. Additionally, the property includes a garage en-block, providing secure parking and extra storage space.

With no onward chain, this home is ready for you to move in and make it your own. The combination of its prime location, modern amenities, and charming features makes this terraced house a must-see. Don't miss the chance to view this lovely property and envision your future in this wonderful home.

**£375,000 Freehold**

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- No Onward Chain
- Garden Outbuilding with power and lighting
- Garage En-Block
- Immaculate 3/4 bedroom terraced home
- Rear Garden Access
- Walking distance to shops and amenities
- Rear extension with open-plan kitchen/entertaining area
- Low-maintenance rear garden
- Excellent transport links nearby

Hallway  
18'9" x 5'8" (5.73 x 1.74)

Family Room / Bedroom 4  
11'6" x 8'6" (3.51 x 2.60)

Lounge Area  
17'11" x 11'6" (5.48 x 3.52)

Kitchen / Dining Area  
16'3" x 9'4" (4.97 x 2.85)

WC

Landing  
12'9" x 6'0" (3.89 x 1.84)

Bedroom 1  
13'5" x 8'8" (4.09 x 2.65)

Bedroom 2  
13'0" x 8'8" (3.98 x 2.66)

Bedroom 3  
8'10" x 7'3" (2.70 x 2.22)

Bathroom  
8'9" x 6'2" (2.68 x 1.89)

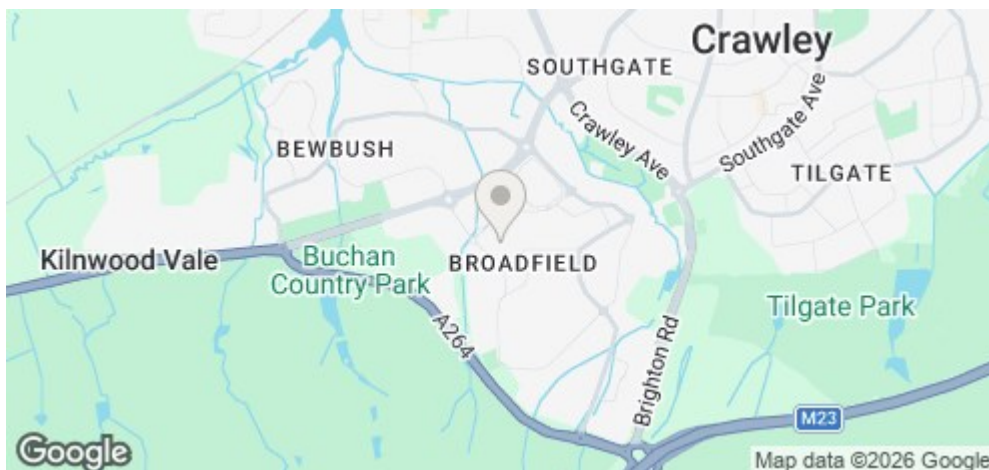
Garden Room  
11'3" x 8'3" (3.43 x 2.53)

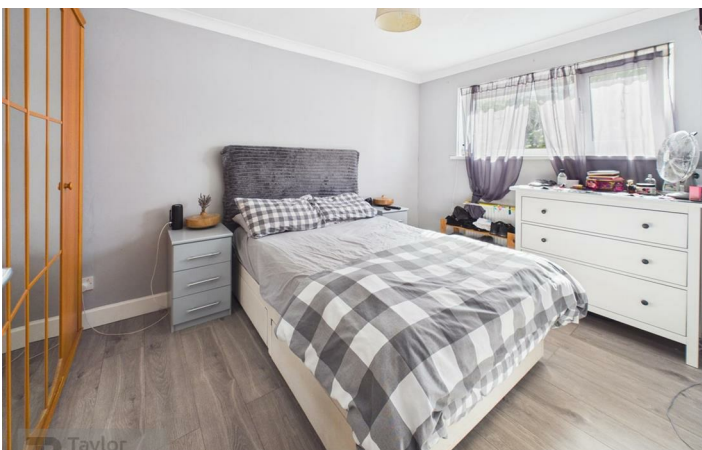
Office  
5'3" x 5'2" (1.61 x 1.58)

Front & Rear Garden

Garage En-Block

## Council Tax Band: C





# 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>		<b>87</b>
(69-80) <b>C</b>	<b>73</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	