



Guide £600,000 - £650,000

Freehold

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**Goffs Park Road, Southgate, Crawley RH11 8AX**

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Moore & Partners

**GUIDE PRICE £600,000 - £650,000**

**Welcome to 'Roxwell' Located in Goffs Park Road, Southgate just 0.7 miles from Crawley Train Station. This extended individual family home offers excellent accommodation throughout with the added benefit a superb rear garden & outbuildings. No Chain**

Located within one of Southgate premier roads and set amongst other detached properties is this extended three bedroom detached family home which occupies a very generous plot and is presented in good order throughout. Offering spacious and flexible open plan living accommodation with the potential to extend further (STPP) with the added benefit of a superb rear garden and detached outbuildings. The property is situated within the catchment area for excellent junior and senior schools. The very popular Goff's Park is a short distance away which provides excellent dogs walks, a pitch and put golf course and children's parks. Commuters the property is just 0.7 miles from Crawley Train Station with its fast commuter links north to London, South to Horsham and easy connection to Three Bridges which is one stop away equally, junction 10 of the M23 is easily and quickly accessible by car.

On arriving at the property and parking on the driveway you will instantly notice the generous front garden and attached garage. The driveway leads to the front door which is located under the feature brick arched canopy. Located to the left is an iron side gate and attached garage with double opening doors. On entering the property, you walk into the spacious entrance hall with stairs to the first floor and landing. A door to the right enters the front aspect bayed recess sitting room a second door to the right enters the family room, a door to the left accesses the downstairs W/C and at the end of the entrance hall a door leads through to the kitchen. The kitchen is located at the heart of the property which is fitted with a range of base and eye level wooden units with worksurface surround and space provided for all white goods and cooker. Within the kitchen there is a door which provides direct access to the side walkway and garage. Where the property has been extended across the full width of the property to the rear this property now benefits from a separate open plan dining room area, a very generous open plan family lounge which is also open to the family room. The open plan dining room and open family lounge room benefit from wonderful views of the rear garden and plenty of natural light. These rooms are ideal for special family events, entertaining with friends or family or just relaxing at night with the family watching a film. The front reception room could be utilised as a downstairs bedroom, study or reading room when you want some peace and quiet.

The first-floor landing provides access to all bedrooms and the family bathroom. There are two very generous double bedrooms which can comfortably cater for a super king size bed with ample floor space for free standing bedroom furniture. Bedroom three is a generous single bedroom.

The family bathroom consists of a three-piece coloured suite with window. The stunning rear garden is a key feature to this property which is mostly laid to lawn from front to back with a central pathway throughout. There is lovely patio seating area which is situated to the front of the garden which make an ideal area for garden furniture.

To the rear of the garden, you will find the detached outbuilding which again has multiply uses such as a gym, hair salon or work space office. To the left of the outbuilding, you will find the detached Summer House with front covered seating area.



# Room Details

## Ground Floor

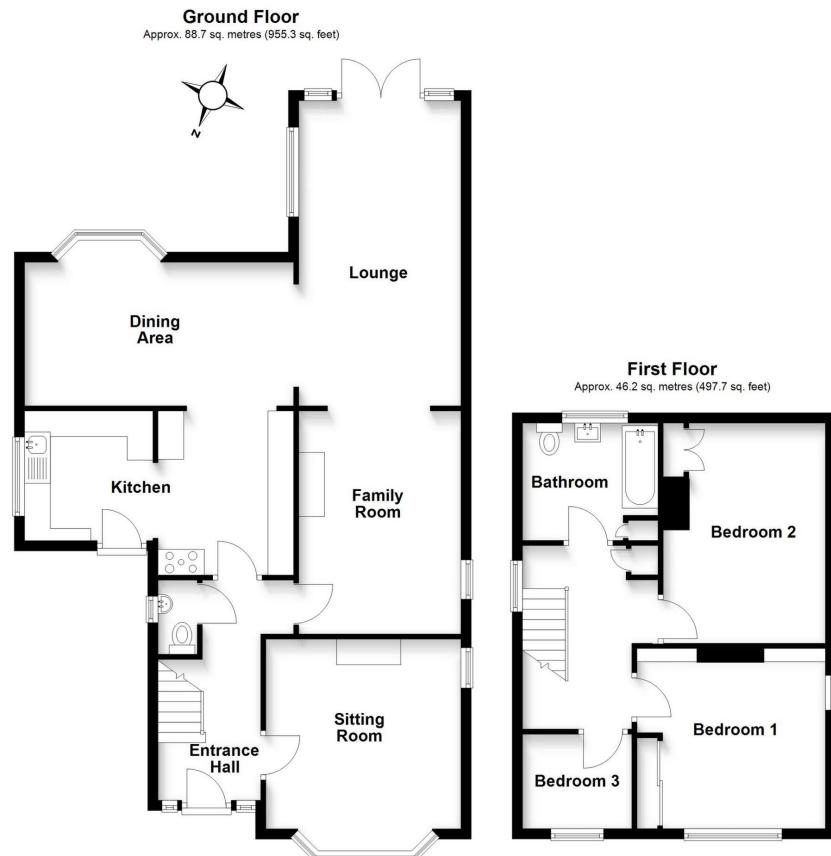
Entrance Hall	12'9" x 6'8" (3.89m x 2.03m)
Downstairs Cloakroom	
Front Reception	12'5" x 12'1" (3.78m x 3.68m)
Kitchen	17'4" x 10'5" (5.28m x 3.18m)
Dining Room	16'3" x 9'6" (4.95m x 2.90m)
Lounge	13'7" x 10'11" (4.14m x 3.33m)
Family Room	19'1" x 12'1" (5.82m x 3.68m)

## First Floor

Landing	
Master Bedroom	13'8" x 10'11" (4.17m x 3.33m)
Bedroom Two	12'5" x 12'0" (3.78m x 3.66m)
Bedroom Three	6'8" x 6'5" (2.03m x 1.96m)
Family Bathroom	8'2" x 7'0" (2.49m x 2.13m)

## Outside

Front Garden	
Driveway	
Attached Garage	14'2" x 7'8" (4.32m x 2.34m)
Detached Outbuilding	18'3" x 9'9" (5.56m x 2.97m)
Summer House	9'9" x 5'8" (2.97m x 1.73m)



Total area: approx. 135.0 sq. metres (1453.0 sq. feet)  
These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

