



## West Street

Southgate, Crawley, West Sussex, RH11 8AW

**Guide Price £325,000**

Greenaway Residential Estate Agents are delighted to offer for sale this modern three bedroom semi-detached house located in the popular residential area of Southgate, just 0.5 miles from Crawley's bustling and vibrant town centre.





# Property Features

- Modern three bedroom semi detached house
- Well presented throughout
- Fitted kitchen
- Living/dining area
- Downstairs WC
- Conservatory
- Rear garden with gated access
- Allocated parking
- Vendor suited
- 0.5 miles to town centre

## Full Description

Southgate offers a range of amenities including well respected schools, doctors, local shops and great road links. For those that enjoy outdoor recreation Goff's Park is also close by.

The property is nicely situated at the end of a private driveway in a small, modern development, away from passing traffic creating a safe environment, ideal for families with young children.

The front entrance door opens into a spacious hallway providing ample space for coats and shoes. A door to the left opens into the WC which is part tiled and fitted with a white two piece suite. Twisting stairs lead to the first floor landing and a further door opens into the living/dining area. This room is a great size and is flooded with natural light due to being of double aspect. There is a large under stairs storage cupboard and French doors open into the conservatory. The open plan kitchen is generously sized and offers plentiful worktop and storage space. There is a range of integrated appliances including a fridge/freezer, electric oven, four burner gas hob plus a dishwasher.

further space is provided for a free standing washing machine.

The conservatory is a great addition to the property, providing valuable and versatile extra space. It is of part brick and PVCu construction and has French doors that open onto the rear garden.

Upstairs there is a tiled family bathroom with white suite and shower (over the bath), two double bedrooms and a small single room/study. The landing also gives access to the loft space and has a fitted airing cupboard.

Outside the rear garden comprises of a paved patio area that abuts the property, further area of lawn, shrub borders and gated rear access. The allocated parking space is conveniently located the other side of the gate.

The property is fully double glazed, has gas fired central heating to radiators and is well presented throughout.

For further details and/or to arrange a viewing please do give us a call or visit our website.

<b>LIVING/DINING AREA</b>	13' 9" x 12' 0" (4.19m x 3.66m)
<b>KITCHEN</b>	9' 6" x 8' 1" (2.9m x 2.46m)
<b>CONSERVATORY</b>	15' 4" x 8' 10" (4.67m x 2.69m)
<b>BEDROOM ONE</b>	10' 10" x 10' 0" (3.3m x 3.05m)
<b>BEDROOM TWO</b>	10' 1" x 9' 0" (3.07m x 2.74m)
<b>BEDROOM THREE/STUDY</b>	6' 9" x 5' 11" (2.06m x 1.8m)

### DIRECTIONS

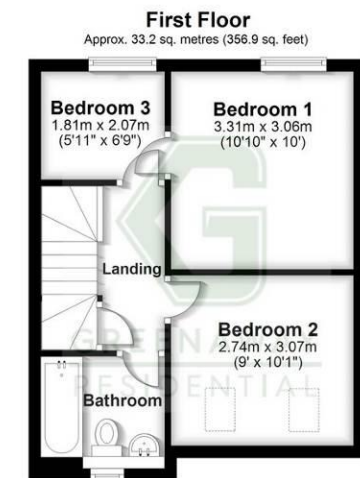
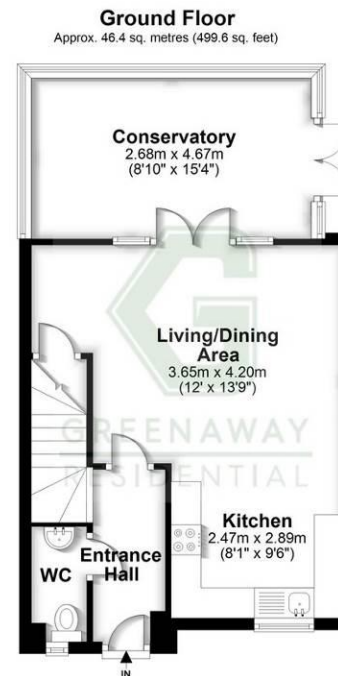
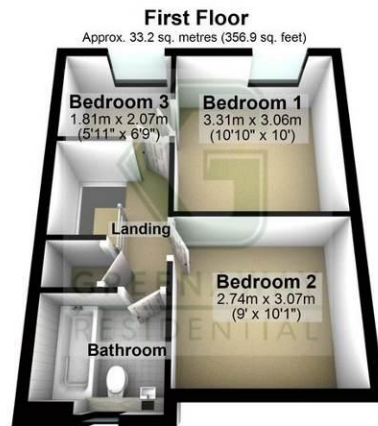
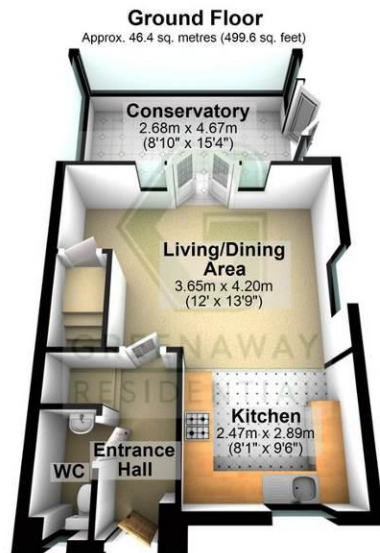
From Crawley railway station proceed in a westerly direction along Station Way. At the traffic lights bear left and pass over the level crossing, then take the first turning on the right onto Springfield Road. Take the third left onto Oak Road and at the end of the road pass straight over onto the private driveway that leads up to the property.





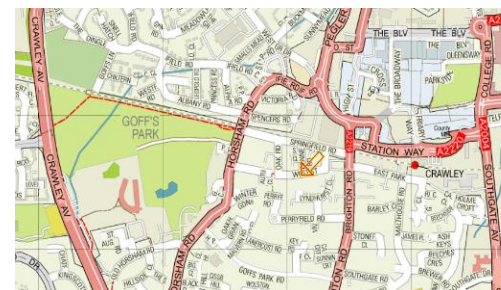






Total area: approx. 79.6 sq. metres (856.6 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements