

MAPP & WESTON


Refreshingly independent...

Offers in excess of £335,000

13 Windsor Close, Broadfield, Crawley, West Sussex,

RH11 9PA



 3

Bedrooms

 1

Bathroom

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MAPP & WESTON

Refreshingly independent...

Offers in excess of £335,000
Broadfield Crawley



- THREE BEDROOMS
- END TERRACE
- CUL-DE-SAC LOCATION
- CLOSE TO BROADFIELD PRIMARY SCHOOL
- NO ONWARD CHAIN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE-GLAZING
- WORKROOM/STORAGE ROOM
- HANDY FOR M23 & LOCAL SERVICES

MAPP & WESTON

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Offers in excess of £335,000
Broadfield Crawley



A spacious, three-bedroom end terrace house in a popular residential location very convenient for local shops, Broadfield Primary School and an excellent range of shops and local services. The M23 is just a two-minute drive away with Gatwick and Three Bridges Station close to hand this is an ideal place to live and bring up a family.

FRONT DOOR To Reception Lobby. Glazed door to:

LOUNGE/DINING AREA: 24'2 x 15'9 Dual aspect to front and rear with double-opening, double-glazed patio doors onto the rear garden. TV and telephone points, small store cupboard, under-stairs recess. Brick Arch to:

KITCHEN: 11'8 x 7' Outlook to the rear garden. Fitted with Formica work-tops and wooden door fronts comprising: One and a half bowl, single drainer, stainless steel sink inset into an expanse of work top with various drawers and cupboards below. Space and plumbing for washing machine and dishwasher. Eye-level storage cupboards, tiled splash-back, space and point for slot in electric cooker, space for fridge/freezer.

STORE: 12'4 x 7 Formerly an integral garage now a useful storage space and ideal for numerous uses to suit the buyer's needs. Outlook to the front. Boiler cupboard with gas-fired boiler providing central heating and hot water. Storage cupboard.

STAIRS FROM LOUNGE TO FIRST FLOOR LANDING: Access to loft with electric light and part boarding.

BEDROOM ONE: 12'6 x 8'8 Outlook to the rear. Wall-to-wall, mirror-fronted wardrobe.

BEDROOM TWO: 9' x 8'8 Outlook to the front.

BEDROOM THREE: 13'9 x 6'9 Outlook to the front.

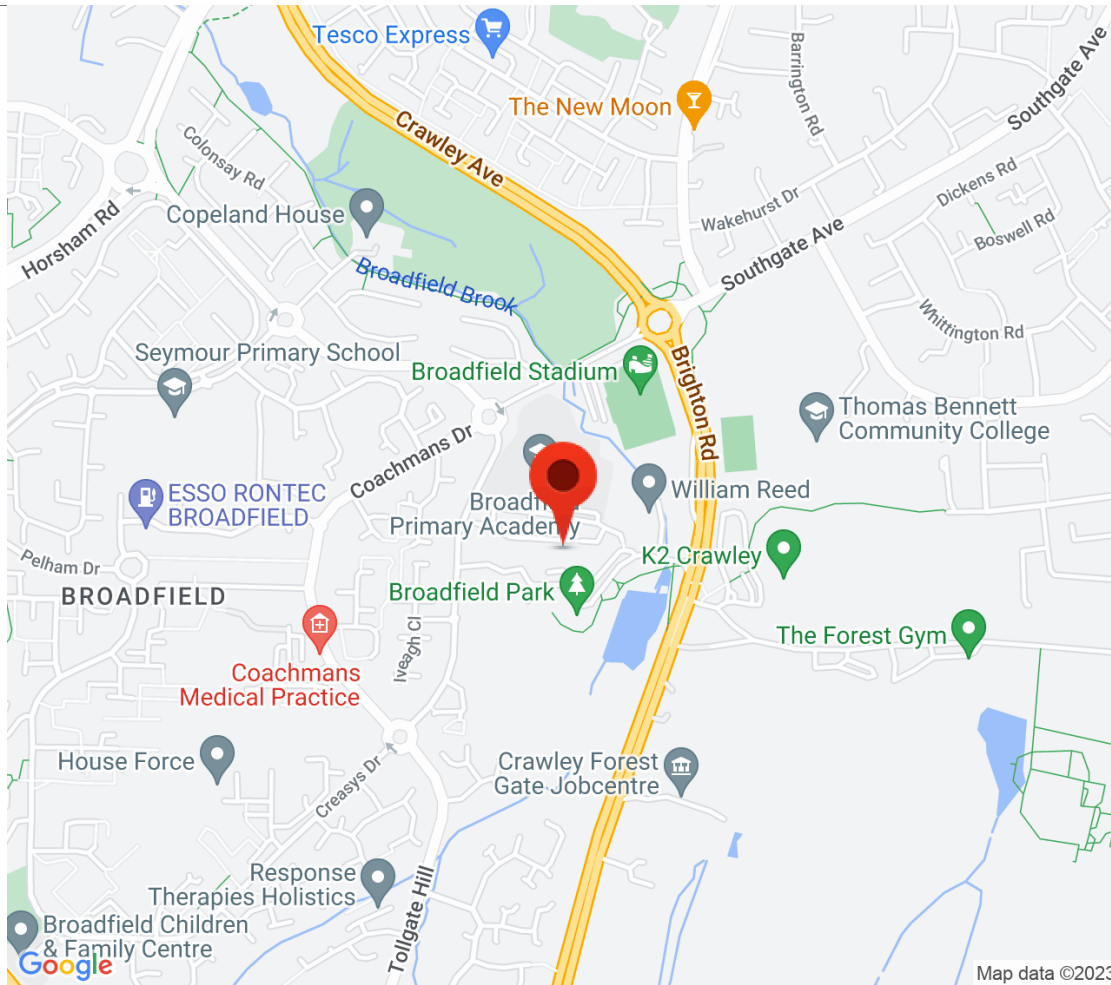
BATHROOM: 8'8 x 6'10 Panel-enclosed bath with separate shower mixer and head. Pedestal wash basin, low flush WC. Part tiling to bath and shower area, laminated flooring, window providing natural light and ventilation, extractor fan. Airing cupboard with lagged cylinder tank and immersion heater. Shelves above.


FRONT GARDEN: Ample hard standing. Space for pots and shrubs. Gated side access to:

REAR GARDEN: Approximately 30' X 25' Currently undergoing a clearance having been overgrown in recent months. Photos show current and previous conditions. Concrete patio adjoining the house. Outside tap.

GARDEN SHED: 10' X 8'

EPC BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Broadfield Crawley

