



## Woodwards, Broadfield

Offers in Region of £350,000

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## Woodwards, Broadfield

- Three bedroom family home
- Living room with separate dining room
- Kitchen with integrated appliances
- Conservatory
- Refitted bathroom
- Landscaped rear garden
- Garage en-bloc and allocated parking space
- Council Tax Band 'C' and EPC 'C'

This three bedroom family home has been thoughtfully improved by the current owners and is situated in the popular residential area of Broadfield, offering easy access to Crawley town centre and nearby commuter routes to London, Gatwick and Brighton.

An entrance porch with sliding door provides ideal storage for shoes, with laminate flooring running through the entrance hallway and into the living room. There is useful understairs storage and access through to the dining room. Patio doors lead into the conservatory, with windows to the rear and side and a door out to the garden. The kitchen enjoys a pleasant outlook over the garden and is fitted with an attractive range of wall and base units, sink/drainage set in worktops with integrated washing machine and dishwasher, integrated electric oven and 5-ring gas hob with extractor over, space for free-standing fridge/freezer, and pull-out pantry style cupboard. The room is finished with part tiled walls and tiled floor.





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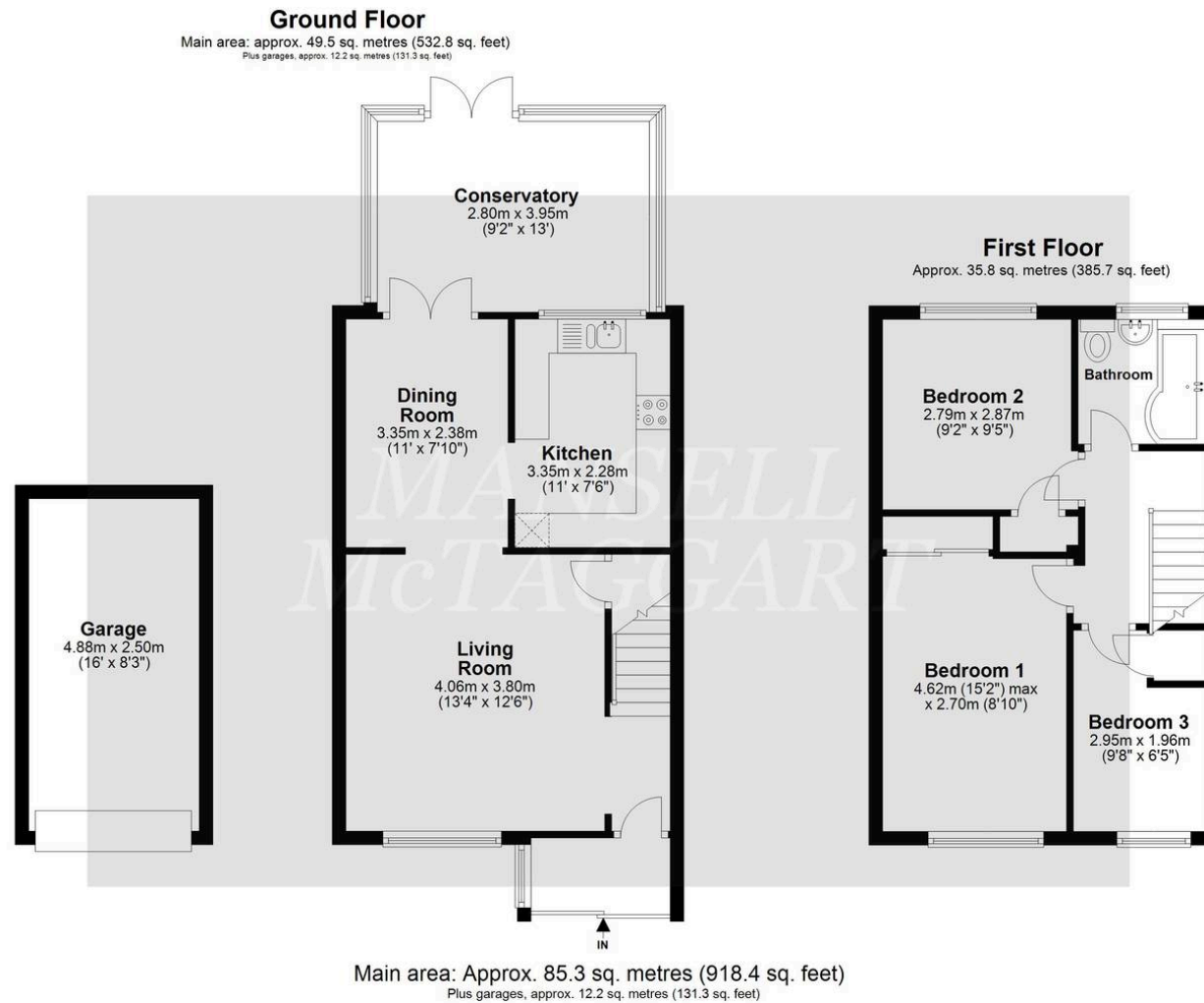
Stairs from the entrance hallway lead to the first floor landing, where there is access to a part-boarded loft with light and pull-down ladder. The boiler has been replaced by the current owners and can be found in the loft.

Bedroom one is a double bedroom with window to the front and built-in wardrobes. Bedroom 2 is a further double overlooking the rear, also with built in storage cupboard. Bedroom 3 is a single room with window to the front, also benefitting from a built-in storage cupboard. The re-fitted family bathroom is fitted in a white suite comprising p-shaped panel bath with both wall mounted shower and additional rain effect shower, wash hand basin, low level W/C and wall-mounted heated towel rail. The room is finished with part tiled walls and tiled floor.

Outside there is an allocated parking space and a garage en-bloc. There is a small front garden and a private, low maintenance landscaped rear garden. A patio abuts the rear of the property, and the remainder has been conveniently laid to artificial turf with a shale surround. Steps lead down to a gate providing useful rear access.

This ideal investment or starter home benefits from an excellent location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the access to nearby M23/A23 motorway links, Crawley town centre and mainline railway station, providing direct transport links to London and the South Coast. An internal viewing is highly recommended to appreciate the improvements made by the current owners to this bright and spacious home.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Mansell McTaggart Crawley

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