



## Mulberry Road, Langley Green

Offers in Region of £400,000

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## Mulberry Road, Langley Green

Council Tax Band 'C' and EPC 'B'

This three bedroom end of terrace family home has been thoughtfully improved by the current owners and is situated in the popular residential area of Langley Green, offering easy access to Crawley town centre and local amenities.

A path leads via the front garden, which is laid to shingle and surrounded by raised beds, to the front door. The entrance hall is particularly spacious, having previously been divided into a separate study area. Windows to the front and side allow in plenty of natural light, with storage under the stairs (currently housing a tumble dryer) and via a separate cupboard housing the meters and solar panel unit. Solid oak wood flooring runs through the hall and into the living room, this being dual aspect with window to the front and sliding doors into the garden. A log burner is the focal point of the room and a charming feature. The kitchen is fitted with an attractive range of wall and base units, a sink drainer is set into the worktops with a range of integrated appliances including an oven, microwave, fridge/freezer, dishwasher and washing machine. There is an induction hob with extractor over and the room is finished with downlighters and tile effect vinyl flooring; a door provides further access to the garden.

Stairs from the entrance hall lead to the first floor landing, with access to a boarded loft with light and ladder that also houses the combination boiler. Bedroom one is a generous double room with built-in double wardrobe and window to the front.



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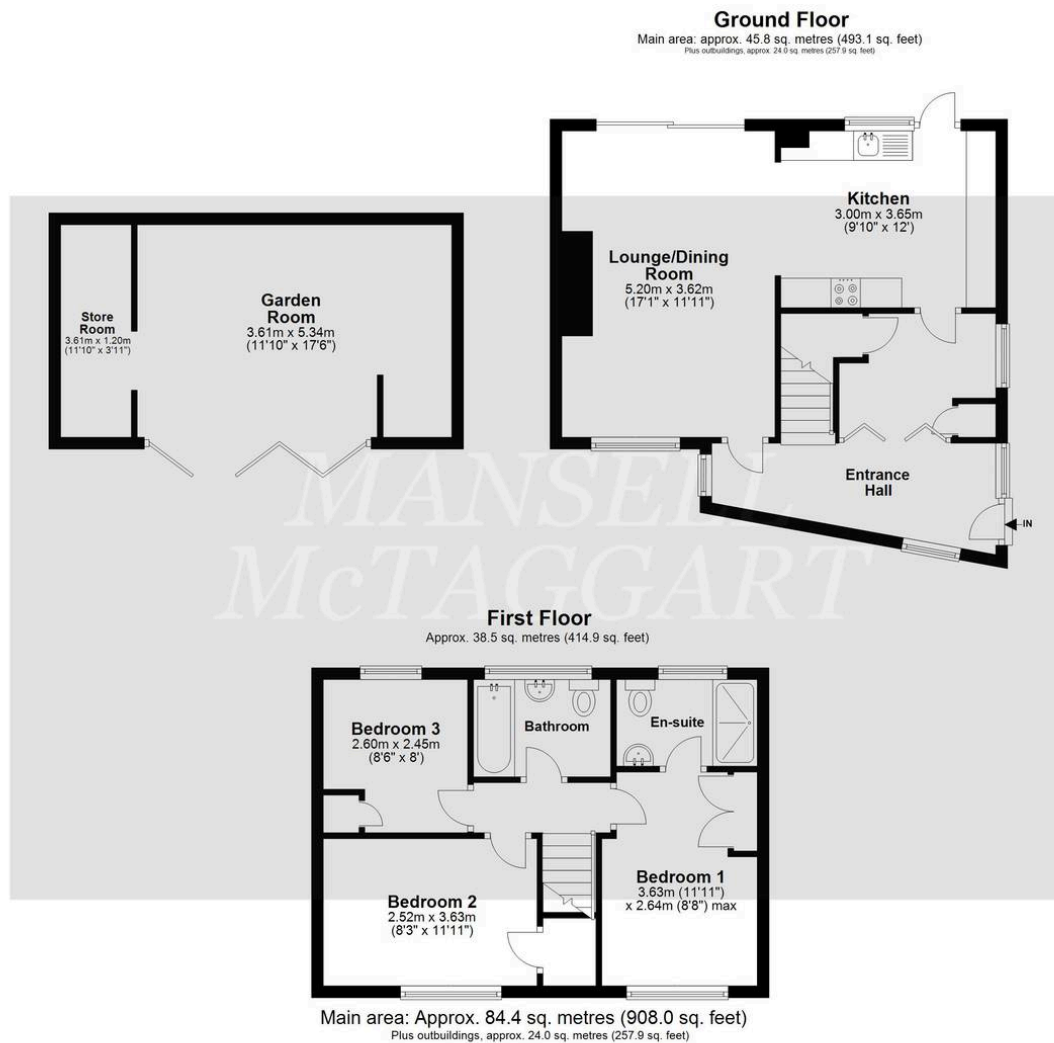
The en-suite shower room has a frosted window to the rear and comprises a shower cubicle with both wall mounted and rain effect showers, wash hand basin with vanity storage below, low level WC, wall mounted heated towel rail, tiled flooring and tiled walls. Bedrooms two and three also benefit from built-in storage cupboards, with windows to the front and rear respectively. The modern family bathroom has a frosted window to the rear and is fitted with a white suite comprising low level WC, wash hand basin and panel bath with wall mounted shower. There is a wall mounted heated towel rail, tiled floor and walls, and a wall mounted TV at the foot of the bath.

Outside the property benefits from off road parking for one car to the side. There is access from the front and side into the private rear garden. This is primarily laid to decking and shingle with raised bed borders. Steps lead to a further area of decking with inset swimming pool. At the bottom of the garden, bifold doors lead into a cabin with power and light, which is ideal for use as a home office or a gym and includes a useful storage room to one side.

This ideal family 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. **VENDOR SUITED.**

Agents note: We are advised by the sellers that the solar panels are owned and included in the sale.





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.

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