



## Buchans Lawn, Broadfield

In Excess of £280,000

**MANSELL  
McTAGGART**  
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## Buchans Lawn, Broadfield

- Staggered mid terraced home
- Modern kitchen to front
- Open plan living/dining area to rear
- Two well-proportioned bedrooms, both with built-in wardrobe space
- Front and rear gardens
- Allocated parking space
- Gas central heating and double glazed windows
- Council Tax Band 'C' and EPC 'C'

A great opportunity to purchase a staggered terraced home, situated in a peaceful location, featuring two well-proportioned bedrooms with built in storage, generous front and rear gardens and allocated parking. Perfect first time purchase or buy to let investment.

Upon entering the home, you are greeted by an entrance hallway with space for shoes and coats within a useful cupboard and stairs rising to the first floor.

On your right is the kitchen, fitted with attractive white gloss cupboards and drawers with work surfaces over with an integrated electric oven and space for other white goods. In addition, there is a wall mounted boiler concealed within a cupboard and a window overlooking the front garden.







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To the rear of the house is a spacious living/dining room with an area suitable for a four persons dining table and chairs as well as living room furniture with views over the rear garden and a door providing access to it. Heading upstairs, the first floor landing offers access to both bedrooms, bathroom, loft and airing cupboard.

Both bedrooms are similar in size overlooking the front and rear respectively and both benefitting from built-in wardrobe space.

Finally, the bathroom is fitted in a white suite comprising of a panelled bath with wall mounted shower unit over, pedestal wash hand basin, low level WC and chrome heated towel warmer.

Outside, the front garden is enclosed by low level fencing with mature shrub borders and a footpath leading to the front door. Gated rear access leads to the rear garden, which is mainly laid t lawn with a patio abutting the foot of the property, all enclosed by wooden panel fencing.



## Ground Floor

Approx. 26.8 sq. metres (288.5 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.3 sq. feet)



Total area: approx. 53.5 sq. metres (575.8 sq. feet)

## Mansell McTaggart Crawley

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