



Woodwards, Broadfield

Guide Price £325,000 – £350,000

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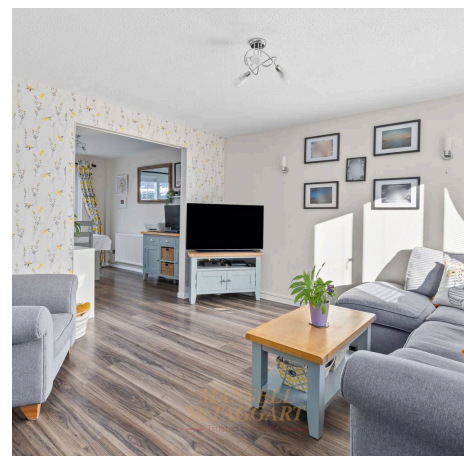
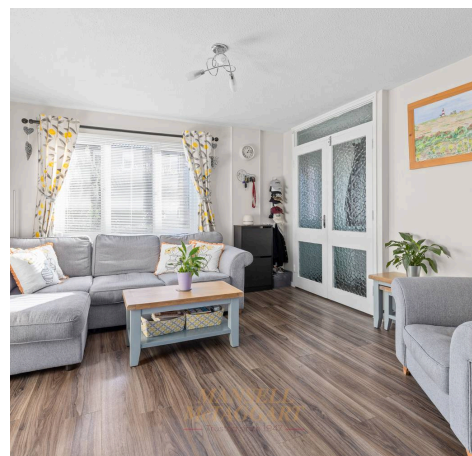




- Three bedroom family home
- Living room with separate dining room
- Built-in storage to all bedrooms
- Refitted bathroom
- Windows and doors (except patio) and boiler replaced by current owners
- Landscaped rear garden with rear access
- Garage en-bloc and allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- 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.

Set back from the road, the property enjoys a pleasant approach via a path across a small front garden. The entrance hall is laid to wood effect luxury laminate flooring, which runs throughout the ground floor. At the front of the house, the living room has a window to the front and benefits from an understairs cupboard which is large enough to currently house a chest freezer. There is a separate dining room with sufficient space for a table and four chairs, and a sliding door to the rear garden. The kitchen has a window and door to the rear and is fitted with an attractive range of wall and base units, with stainless steel sink drainer set in worktops, integrated electric oven with extractor above, space and plumbing for washing machine and dishwasher, and space for a free-standing fridge/freezer.

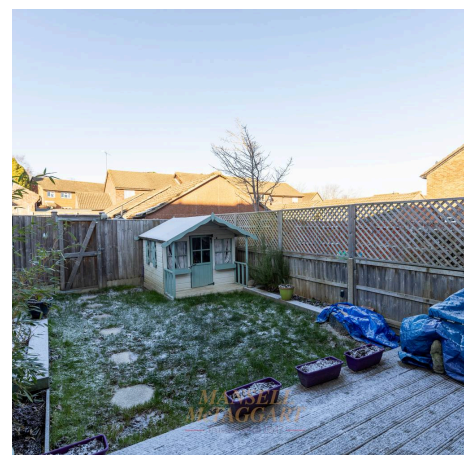




Stairs from the entrance hallway lead to the first floor landing, where there is access to a boarded loft with light and pull-down ladder. The boiler has been replaced by the current owners and can be found in the loft. Bedroom one is a double bedroom with window to the front and triple sliding mirror wardrobes. Bedroom 2 is a further double overlooking the rear, with an airing cupboard housing the water tank. 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 panel bath with wall mounted shower, wash hand basin with vanity storage below, low level W/C and wall-mounted heated towel rail. The room is finished with part tiled walls and tile effect vinyl flooring.

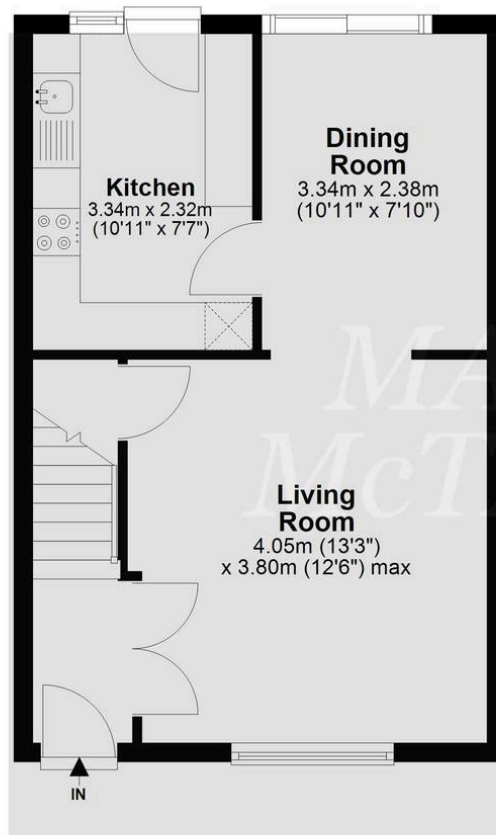
Outside there is an allocated parking space and a garage en-bloc, with some additional space to the front. There is a small front garden and a private rear garden. Decking abuts the rear of the property, and the remainder is laid to lawn with raised beds to either side. A gate provides useful rear access and a short walk to the garage.

This ideal 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.



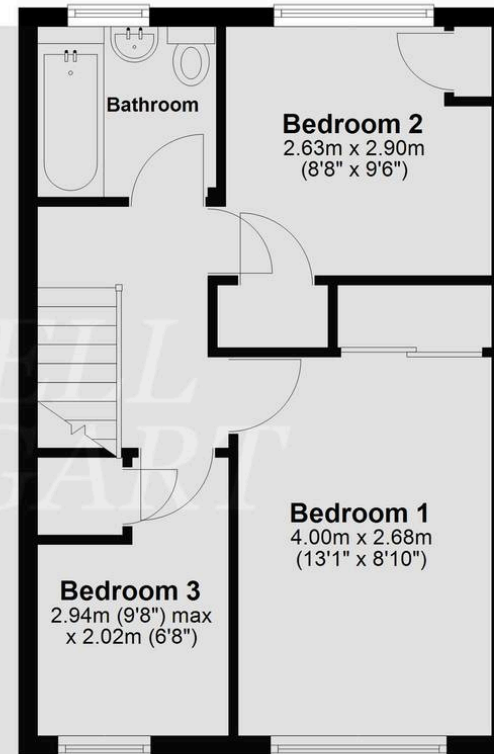
Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 71.9 sq. metres (774.0 sq. feet)

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 buyer. Plan produced using PlanUp.

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