



Rushetts Road, Langley Green
£350,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



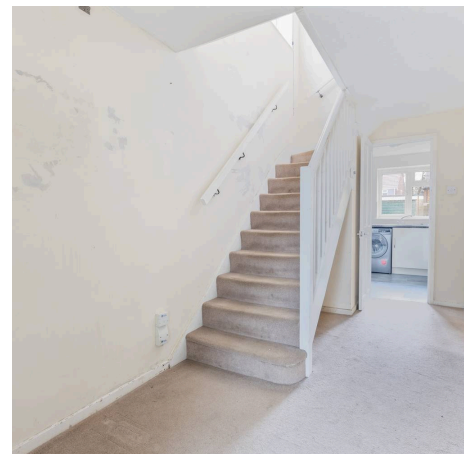


- NO ONWARD CHAIN
- Three-bedroom semi-detached family home
- Scope for further enlargement and loft conversion (STPP)
- Open plan living/dining room
- Driveway parking
- Shared drive leading garage
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A CHAIN FREE, spacious three-bedroom semi-detached home with scope for further enlargement and loft conversion (STPP), situated in the residential area of Langley Green.

The property which is built to the popular Taylor Woodrow design comprises on the ground floor of a spacious entrance hall with stairs rising to first floor and access to an open plan living/dining room with windows to front and rear allowing in plenty of natural light and ample space for living room furniture and good-sized dining table and chairs. Attached to the rear of the property is conservatory that gives access to the rear garden.

A door from the hallway takes you to the kitchen which is situated to the rear with a door leading to garden and is fitted with a range of wall and base units incorporating cupboards and drawers with work tops over, integrated oven with hob, plumbing and space for washing machine and space for free standing fridge/freezer.





Stairs from the entrance hall take you to the first-floor landing giving access to all three bedrooms and family bathroom.

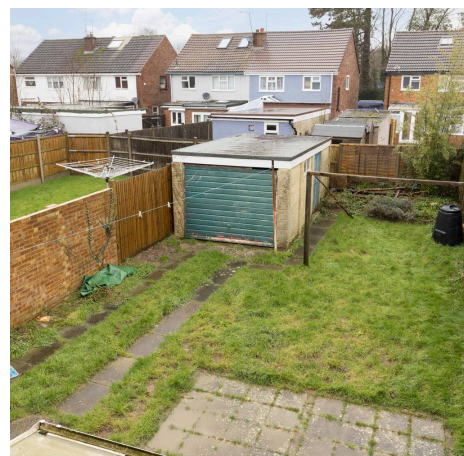
There is also scope to extend into the loft space from the landing (subject to necessary planning consents).

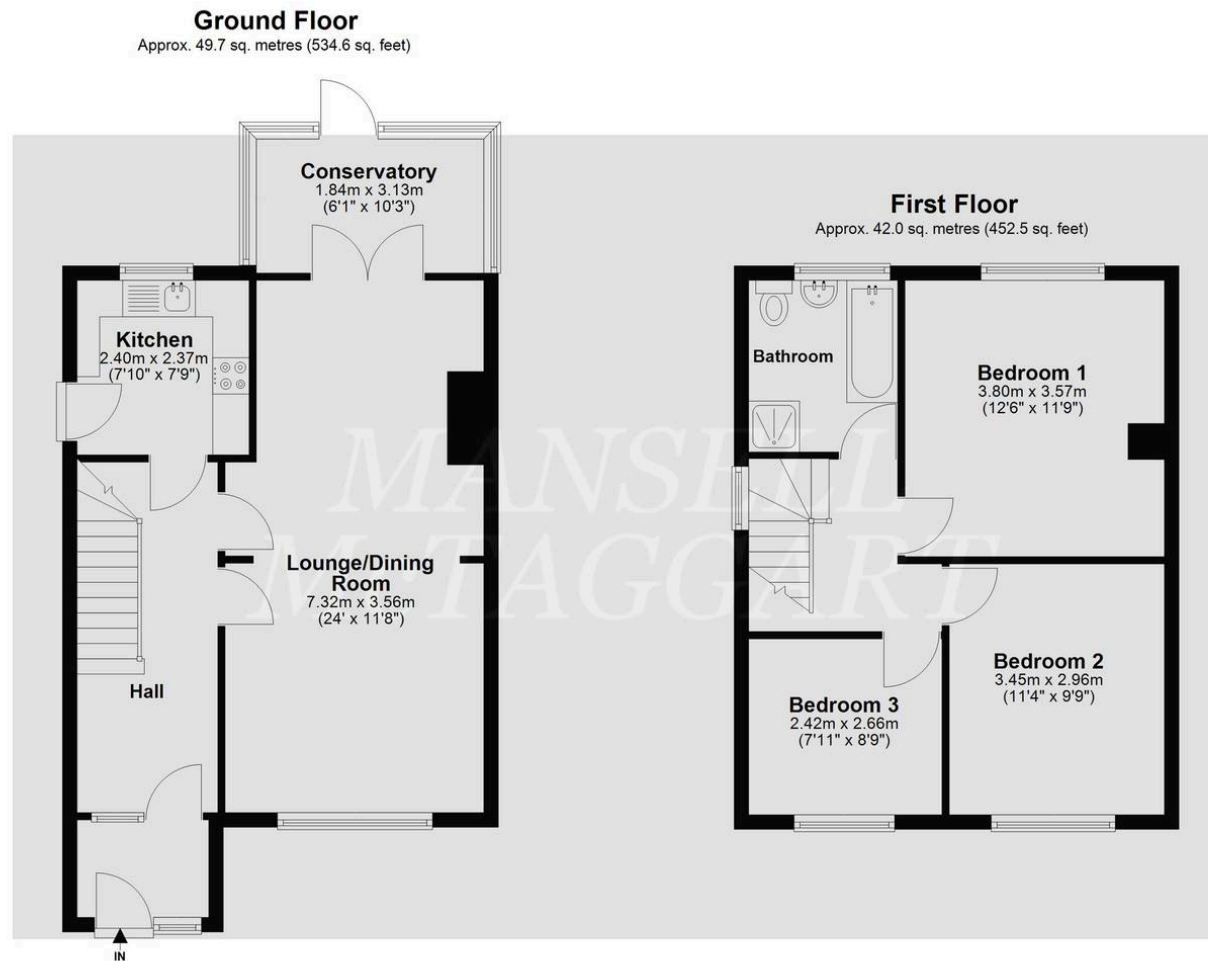
The master bedroom is a good size double room.

Bedroom two is another good size double room, with a good size third bedroom.

The family bathroom is fitted in a white suite comprising of a panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin and partly tiled.

Outside the front of the property has a private driveway with parking for two vehicles, access to a shared driveway and garage with up and over door.





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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.