



## The Birches, Three Bridges, Crawley , West Sussex, RH10 1RU

**£325,000**

- Semi detached family home
- Three bedrooms
- Requires some modernisation
- Two reception rooms
- Front and rear gardens; rear garden not overlooked
- Viewing recommended
- 0.3 mile walk to Three Bridges train station
- No onward chain
- EPC rating D

## Property Description

Homes Partnership is delighted to offer for sale with no onward chain, this three bedroom semi detached property located in the residential neighbourhood of Three Bridges. The property is in need of updating but is ideally located for some great schools and has the potential to be a great family home. The ground floor accommodation comprises an entrance hall, lounge to the front, dining room with patio doors opening to the rear garden and a fitted kitchen with built in oven & hob. On the first floor there are three bedrooms and a family bathroom with separate WC. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden is laid to lawn with flower beds, plants and shrubs. A covered side area provides access to the rear garden which has a crazy paved patio area, lawn and flower beds. The garden is not overlooked from the rear offering a good degree of privacy. The property has great transport links being conveniently located less than half a mile from Three Bridges train station and on a Metrobus 24 hour Fastway bus route connecting Crawley to Manor Royal, Gatwick Airport and beyond. We would urge an early viewing to see if this suits your needs.

**CANOPY PORCH** Double glazed front door opening to:

**ENTRANCE HALL** Stairs to the first floor. Under stair cupboard. Radiator. Double glazed window to the side aspect. Doors to kitchen and:

**LOUNGE** 13' 0" x 12' 10" (3.96m x 3.91m) maximum narrowing to 11' 2" (3.4m) approximate. Double glazed window to the front. Gas fire with back boiler. Radiator. Door to:

**DINING ROOM** 11' 0" x 10' 7" (3.35m x 3.23m) approximate. Double glazed patio doors opening to the rear garden. Radiator. Door to:

**KITCHEN** 12' 0" x 9' 0" (3.66m x 2.74m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer sink unit with mixer tap. Built in electric oven and built in gas hob with filter over. Space for fridge / freezer, further fridge / appliance and washing machine. Double glazed window to the rear and double glazed door opening to the side aspect.





**LANDING** Stairs from the entrance hall. Airing cupboard housing hot water tank. Hatch to loft space. Doors to all bedrooms, bathroom and separate WC.

**BEDROOM ONE** 12' 0" x 11' 7" (3.66m x 3.53m) approximate. Double window to the front. Radiator. Double fitted wardrobe with sliding doors.

**BEDROOM TWO** 11' 8" x 10' 9" (3.56m x 3.28m) approximate. Double glazed window overlooking the rear garden. Radiator.

**BEDROOM THREE** 9' 0" x 8' 1" (2.74m x 2.46m) approximate. Double glazed window to the front. Radiator. Bulkhead.



**BATHROOM** Fitted with a white suite comprising a bath with mixer tap and shower attachment and a pedestal wash hand basin. Radiator. Double glazed opaque window to the rear.

**SEPARATE WC** Fitted with a low level WC. Double glazed opaque window to the side aspect.

#### **OUTSIDE**

**FRONT GARDEN** Laid to lawn with flower beds, plants and shrubs. Enclosed by hedge with gated access and path to front door. Covered side area leads to:

**REAR GARDEN** Crazy paved patio area adjacent to the property, the remainder being mainly laid to lawn with flower beds, plants and shrubs. External water tap. Brick store. Enclosed by fence and not overlooked from the rear.

#### **USEFUL INFORMATION**

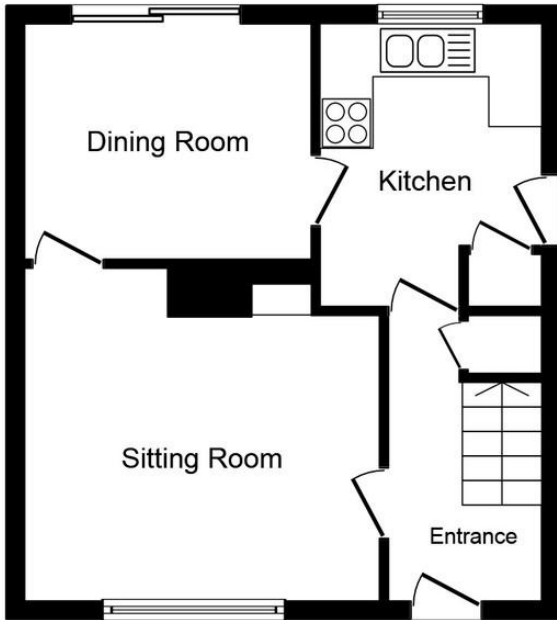
**MAINS SERVICES** Gas / Electric / Water / Drainage

**MEDIA AVAILABLE** Telephone / Terrestrial

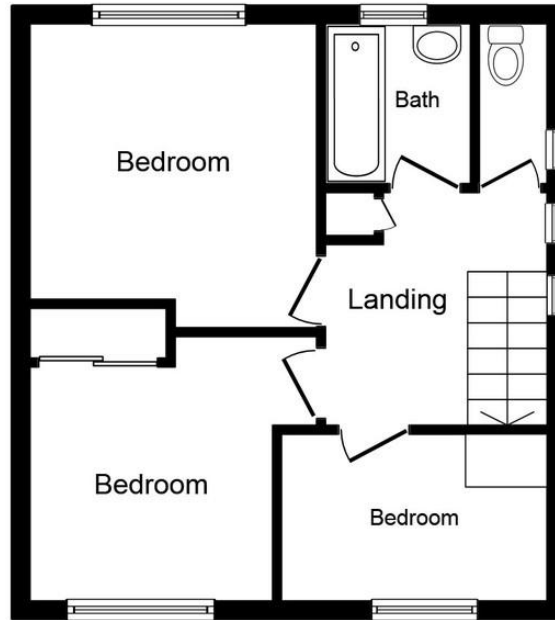
#### **TRAVELLING TIME TO STATIONS**

Three Bridges By car 2 mins On foot 7 mins  
(source google maps)





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**AREA INFORMATION**

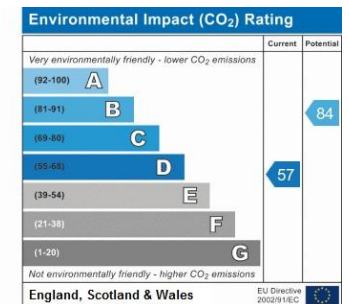
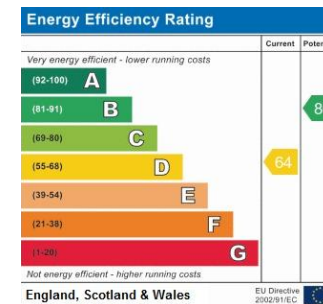
Three Bridges is a residential area that began as a tiny hamlet and has now grown to be a commuters' favourite in Crawley. Three Bridges mainline railway station offers excellent links to London with fast trains to London Bridge and Victoria in around 40 minutes and in the opposite direction to Brighton in around 30 minutes. Local facilities include a neighbourhood parade of shops, schools including Hazelwick comprehensive, Tesco superstore, Three Bridges football club and Crawley Lawn tennis club. Three Bridges is readily accessible to everything Crawley has to offer, is served well by bus services and junction 10 of the M23 is just around the corner. With so much to offer, Three Bridges is a great place to buy for families, professionals, commuters and investors!

**TENURE** Freehold

**COUNCIL TAX BAND** C £1,580

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

**SERVICES TO PURCHASERS:** As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £100 - £250. Suppliers generally pay referral fees to all introducers for marketing services.



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