



Guide Price £300,000 - £325,000 Freehold

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Flamstead Heights, Broadfield, Crawley

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Moore & Partners

GUIDE PRICE £325,000 - £350,000.

THREE/FOUR BEDROOM FAMILY HOME OFFERED TO THE MARKET WITH NO ONWARD CHAIN. ACCOMMODATION IN BRIEF COMPRISES, ENTRANCE PORCH, STORE ROOM, CLOAKROOM, KITCHEN, LOUNGE/DINER, THREE DOUBLE BEDROOMS AND FAMILY BATHROOM.

On entering you step immediately into the extended porch, which provides ample space for coats and shoes. Off to your right is a store room, currently used for additional kitchen appliances. The entrance hall internally gives access to the lounge/diner, extended kitchen, downstairs cloakroom and stairs to first floor. The lounge/diner provides a great relaxation space for all the family with natural light coming from the fully glazed patio doors at the rear which lead onto the patio area. The re-fitted kitchen benefits from an excellent range of base and eye level units, with solid oak work tops, there is room for, washing machine, dishwasher, tumble dryer and free standing fridge freezer. The downstairs WC is a white suite with hand basin.

The first floor landing provides access to the loft space, family bathroom and all three bedrooms. The Master bedroom which overlooks the rear garden and can easily hold a double bed and has plenty of room for bedside tables and chest of drawers. This room previously made up two bedrooms and was knocked into one by the current owners. If you are seeking a 4 bedroom property the partition wall could easily be reinstated. Bedroom two is also a double bedroom measuring 11'5 x 11'4", which can comfortably hold a double bed, has plenty of space for free standing furniture and also overlooks the rear garden. Bedroom three is a good size to and can comfortably hold a double bed and free standing furniture.

The family bathroom has been refitted with a white three piece suite with an electric shower fitted over the bath, all set against tasteful tiling. To the front of the property there is a small raised flower bed, currently laid with decorative bark and paving slabs for potted plants. The footpaths lead to the residential parking areas. The rear garden provides a good entertainment area which incorporates a full width patio area and an area of Astroturf lawn. There are excellent transport links which service Gatwick Airport and Town Centre via the No 10 bus route which runs 24 hours a day. Other bus services are available Junction 11 of the M23 is easily accessible North and south bound.

EPC Rating D.



Room Details

Ground Floor

Entrance Porch

Store Room 5'4" x 5'6" (1.63m x 1.68m)

Hallway

Kitchen 11'4" x 10'11" (3.45m x 3.33m)

Lounge/Diner 17'10" x 15'3" (5.44m x 4.65m)

First Floor

Bedroom One 14'11" x 11'4" (4.55m x 3.45m)

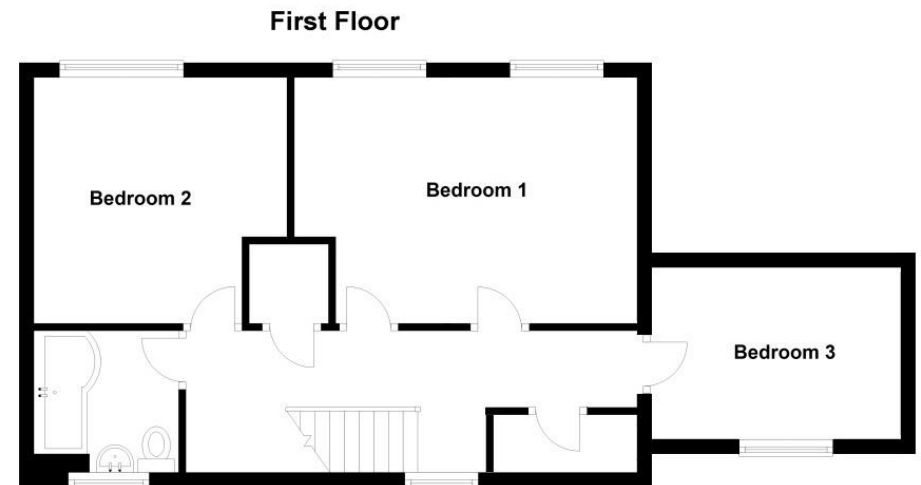
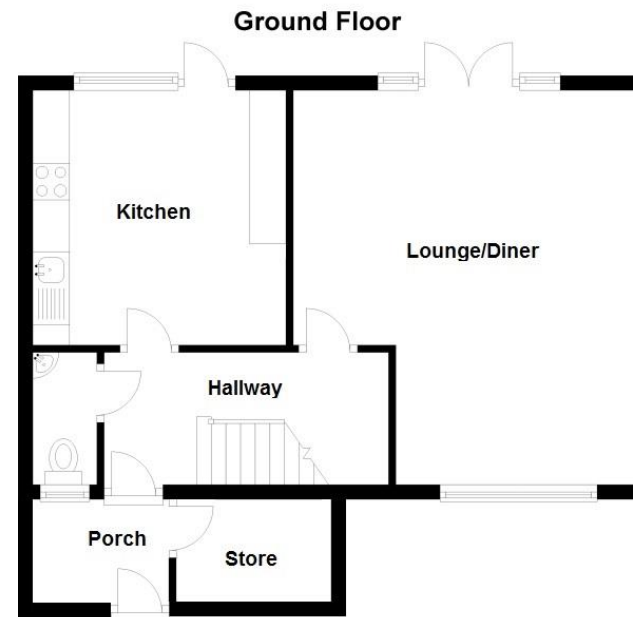
Bedroom Two 11'5" x 11'4" (3.48m x 3.45m)

Bedroom Three 12'5" x 9'7" (3.78m x 2.92m)

Bathroom 6'8" x 6'3" (2.03m x 1.91m)

Outside

Rear Garden



This floor plan is for illustration purposes only

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

