



Lambeth Close, Broadfield

In Excess of £350,000

**MANSELL
McTAGGART**
Trusted since 1947



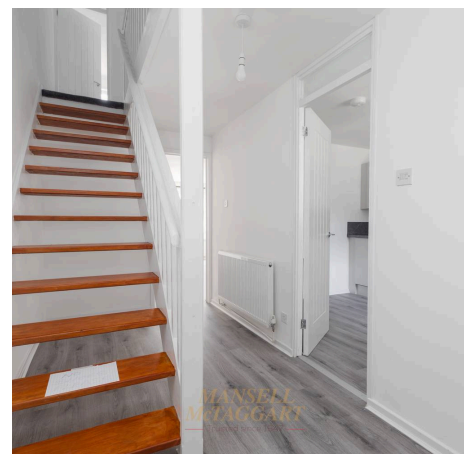


- Situated within a sought after location in Broadfield
- Renovated throughout and offered with NO CHAIN
- Downstairs cloakroom
- Kitchen to front with spacious living/dining room to rear
- Three bedroom mid terraced home
- Private rear garden with communal parking spaces behind
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

Situated within a popular location in Broadfield, this property boasts a recent full renovation and is a chain-free offering, ensuring a hassle-free, quick transaction for those looking to move as quickly as possible. The interior has been tastefully updated, featuring a striking new kitchen and bathroom and fresh flooring throughout.

On entering, a convenient entrance canopy comes complete with a lock-up storage room. Through the front door lies an inviting entrance hallway, with a staircase ascending to the first floor and a recessed area below. For extra convenience there is a downstairs cloakroom fitted in a white suite, which adjoins the hallway.

The newly installed kitchen at the front of the property is fitted with a modern white gloss, soft close cupboards and drawers, equipped with ample space for white goods and an integrated electric oven, hob, and extractor hood. The wall-mounted boiler in the kitchen provides easy access.





The bright and spacious living/dining area at the rear of the house is a fantastic space with views of the rear garden allowing in plenty of natural light to flow through the room. Adjoining this space is an additional rear porch, offering seamless access to the garden.

Heading upstairs, the first-floor landing unveils three bedrooms, an airing cupboard, loft access, and a contemporary shower room.

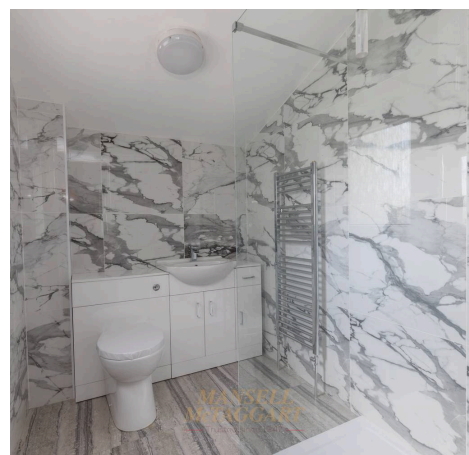
Bedrooms one and two present as generously proportioned double rooms with delightful views of the front and rear, respectively. The third bedroom, positioned towards the rear, is a cosy single room with some built in storage. All bedrooms showcase plush new carpets underfoot.

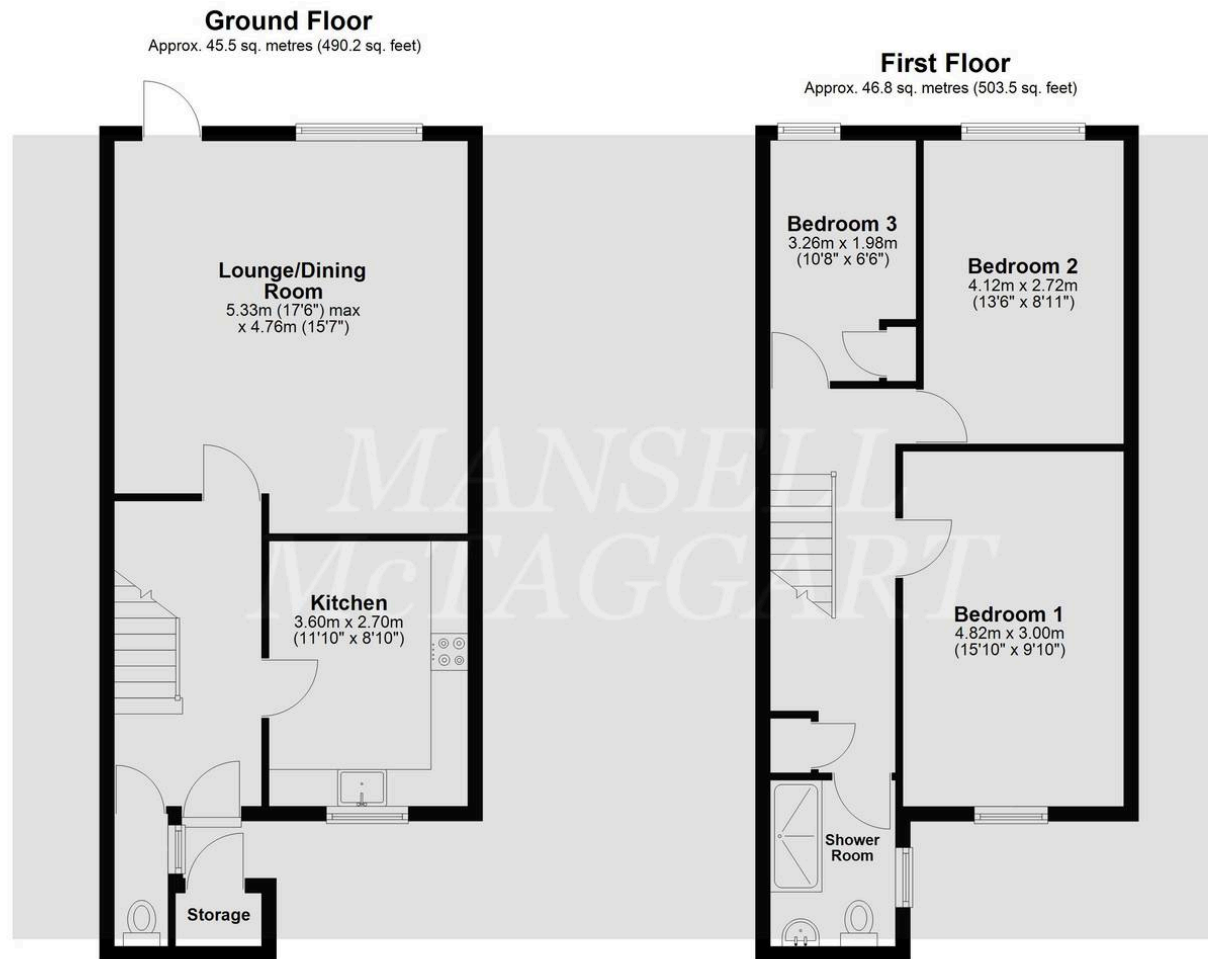
A sleek new shower room completes the accommodation, comprising a walk-in shower cubicle with a rain-head shower unit, low-level WC, wash hand basin, chrome towel warmer and a window for natural light and ventilation.

Outside, the property features a small front garden bordered by picket fencing and a gate, while the rear garden offers low-maintenance hardstanding and a rear gate leading to a communal parking area with access through the rear gate.

Agents Note:

There is an annual estate charge of £300.00





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.