



Penn Close, Langley Green
£400,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



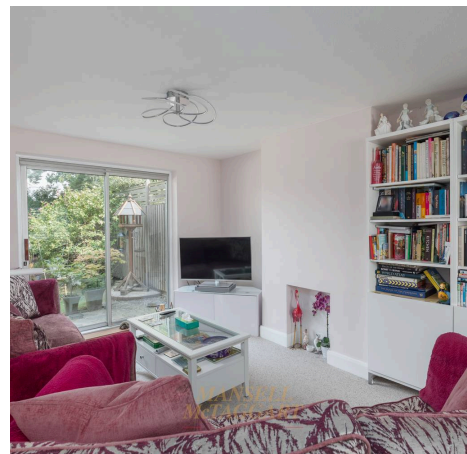
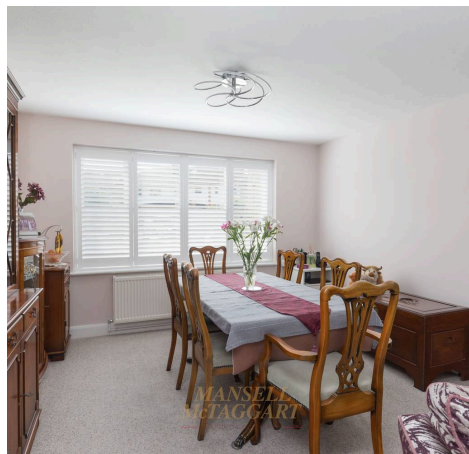


- Off street parking
- Downstairs W/C
- Extended kitchen
- Front porch
- Three bedrooms with built in wardrobes
- Boarded loft with built in ladder
- EPC 'TBC'
- Council Tax Band 'D'

A fantastic opportunity to acquire a three double bedroom semi-detached family home, well-presented throughout with potential for extension (STPP).

On entrance to the property you have an extension put on by the current vendor of a porch way with space for shoes and coats. The porch way leads into the spacious main hallway which holds the stairs leading up to first floor and access to your living/dining room, downstairs w/c and kitchen.

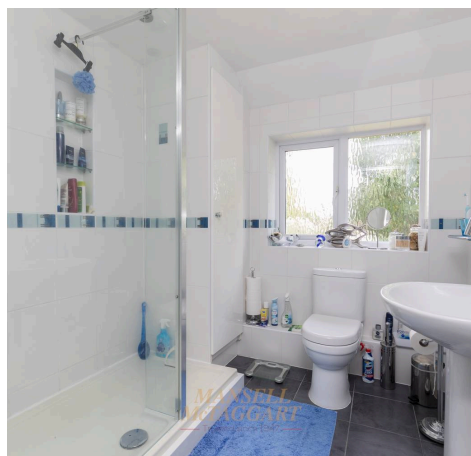
To your immediate right you find the spacious living/dining room. The living room has ample space for two double sofas, TV point and recent redecoration throughout, with sliding patio doors, overlooking the rear. To the front you have the dining area which has space for a 6-seater dining table and chairs. From the hallway you also have access to the kitchen which is fitted with a range of wall and base units, large storage cupboard going under the stairs, door out to the rear garden and large double-glazed window overlooking the rear. The kitchen has also been extended to provide more space for further units.





Stairs from the hallway lead up to the first floor where you find all three bedrooms and family shower-room. The family shower-room has a double length walk-in shower unit, low level WC, wash hand basin and fully tiled in a white suite. The master bedroom is a very spacious king-sized room with made to measure built-in storage cupboards, large window overlooking the rear and ample space for any other storage units you may wish to have. The second bedroom also comes with made to measure fully fitted built-in storage, overlooking the front aspect. Finally, the third bedroom is a single which is currently being used as a home office by the current owners, also has built in storage.

Heading outside to the rear of the property you have a detached single garage. The garden is laid mainly to lawn with enclosed by wooden panel fencing.





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.