



Shinwell Walk, Henderson Road, Broadfield

Guide Price **£315,000 – £325,000**

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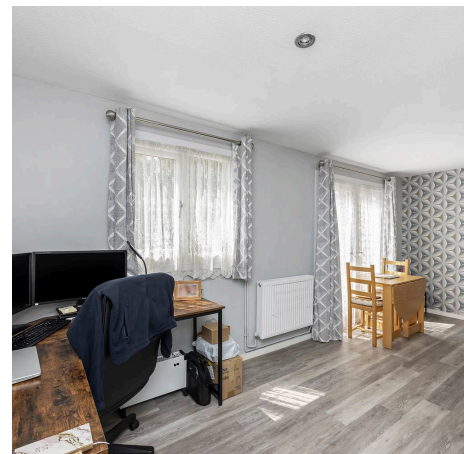
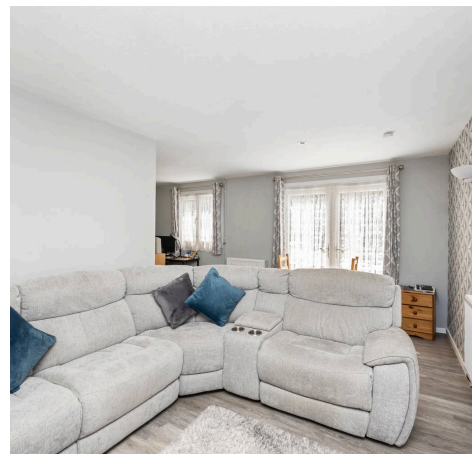




- Spacious three bedroom family home
- Downstairs W/C
- Re-fitted kitchen; L-shaped living room with space to work from home
- Substantial storage throughout
- Private south-west facing rear garden
- Communal parking with private garage en-bloc
- Vendor suited
- Council Tax Band 'C' and EPC 'D'

This three bedroom family home benefits from an abundance of storage throughout and is ideally situated on the southern fringes of Crawley, offering particularly convenient access to town centre and station bus links, as well as the A23/M23 commuter routes to London, Gatwick and Brighton.

The front door opens on to a spacious entrance hall with cupboard under the stairs housing the central heating boiler. There is further useful storage under the stairs and access to a substantial storage cupboard with light. The downstairs W/C, which would benefit from some refurbishment, has a window to the front with low level WC and wash hand basin. At the rear of the house, the L-shaped living/dining room has an ideal space for a desk as well as the usual living room furniture. Grey wood laminate flooring runs throughout, and double doors lead out to the garden. The re-fitted kitchen has a range of wall and base units, stainless steel sink/drainers set in worktops with space for oven, space and plumbing for washing machine and space for free-standing fridge/freezer. Two windows and a door to the garden allow in plenty of natural light, there is a handy larger style storage cupboard, and the kitchen is finished with tile effect vinyl flooring.

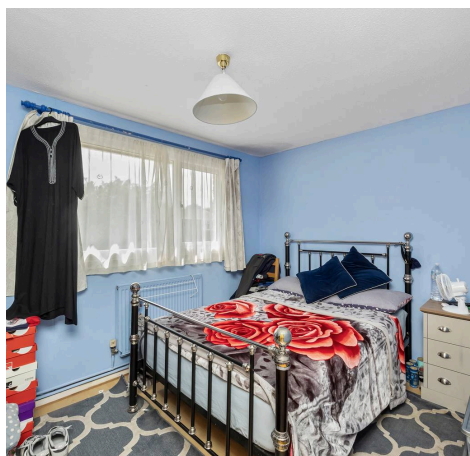




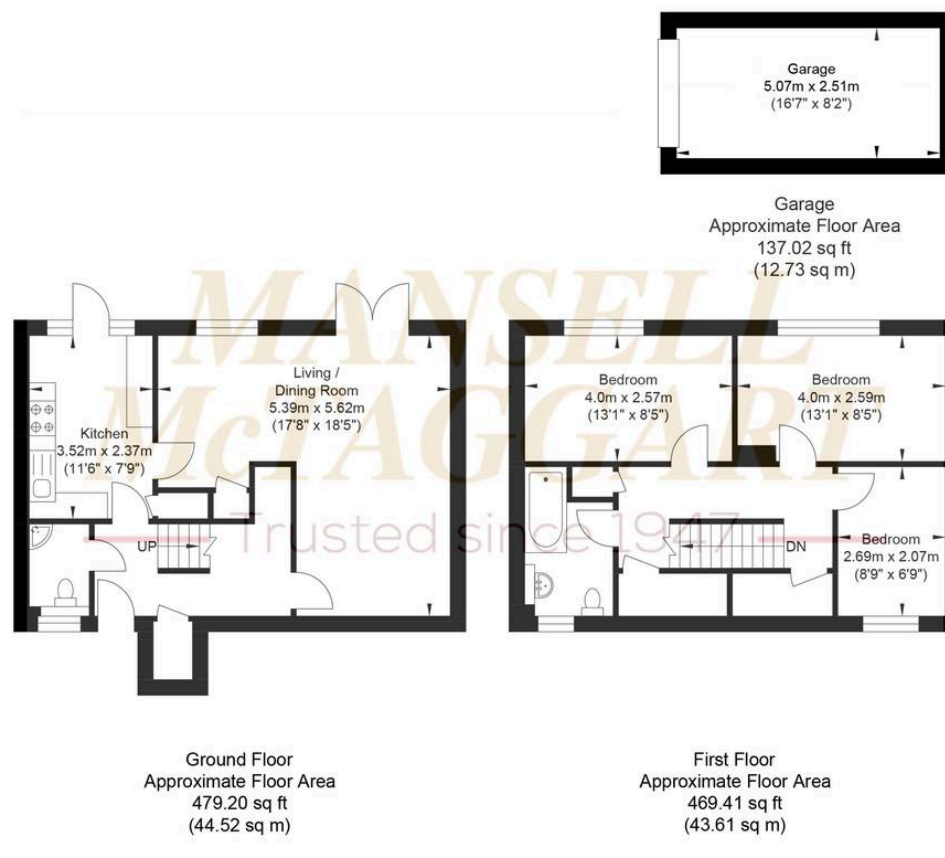
Stairs from the entrance hall lead to the first floor landing, where there is access to a part board loft, airing cupboard housing water tank, and two further substantial walk in storage cupboards. Bedrooms one and two are both double rooms with windows to the rear. Bedroom three is a generous single room with a window to the front. The family bathroom, which requires redecoration, has a frosted window to the front and is fitted with a white suite comprising low level WC, wash hand basin and panel bath with wall mounted shower.

Outside, there is communal parking in the surrounding roads, with access to a private garage en bloc with new up and over door. At the front, a path leads across an area of lawn to a covered entrance porch, with external storage cupboard. The private south-west facing rear garden has a patio area abutting the rear of the property, the remainder laid to lawn and enclosed with wooden panel fencing.

This ideal starter home benefits from a pleasant location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the nearby bus links and short drive to the A23/M23.



Henderson Road



Approximate Gross Internal Area (Excluding Garage) = 88.13 sq m / 948.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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