



Leybourne Close, Broadfield

Guide Price £300,000 – £320,000

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- Mid terrace home
- Two bedrooms
- Popular residential area of Tollgate Hill & easy access to the M23
- Living/dining room
- Fitted kitchen
- Fitted wardrobes to both bedrooms
- South west facing rear garden
- Allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well presented, two bedroom mid-terrace home located within the popular residential area of Tollgate Hill. The property is within easy access to the M23, Crawley town centre, main transport links and other local popular amenities.

The property briefly comprises: entrance hallway leading into the main living area and kitchen. To the front of the property is the fitted kitchen which offers a range of wall and base units and finished with tiled walls and a serving hatch. Space for freestanding appliances including cooker and plumbing for a washing machine with integrated fridge/freezer. Leading through to the rear of the property is a bright and spacious living/dining room; with space for a sofa; dining table and chairs with patio door out to the rear garden.





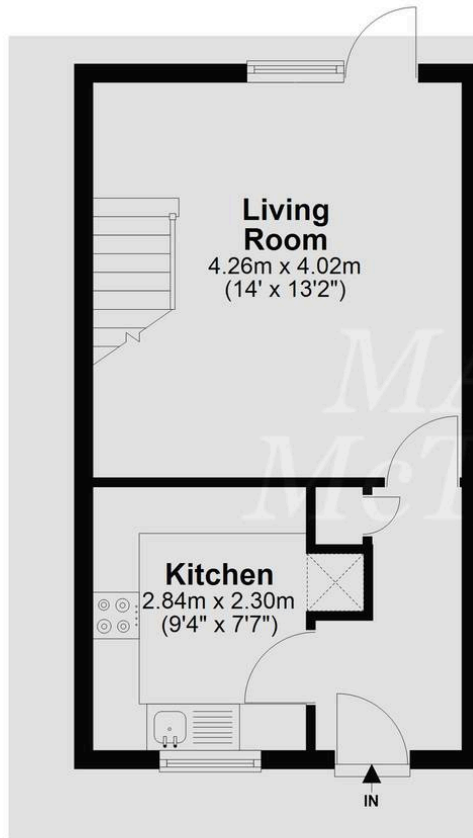
Upstairs, overlooking the front of the property, offers a bright and well proportioned main bedroom with double fitted wardrobes, to the back is a further bedroom also with a fitted wardrobe. Completing the upstairs is a family bathroom finished with part tiled walls, wash hand basin, W.C, bath with shower over and glass shower screen.

Externally, the front of the property is accessed via a pathway with low maintenance front garden. Rear gated provides access to the garden which is finished with an area of artificial lawn abutting the rear of the property with a step up to a block paved patio area and a generous size shed. The property also benefits from an allocated parking space.



Ground Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 sq. feet)

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.

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