



Green Lane, Northgate

Guide Price £400,000 – £425,000

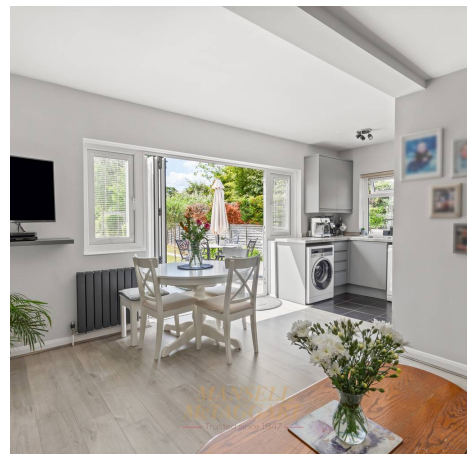
**MANSELL
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- Semi-detached bungalow
- Two double bedrooms
- Located within the popular Northgate neighbourhood
- Potential to extend (STPP)
- Living/dining room with bi-folding doors
- Driveway parking for several vehicles and garage
- 100ft (tbv) south facing garden
- Short walk to Manor Royal industrial estate and Fastway bus routes 10 and 100 with direct links to Gatwick Airport
- A short walk to infants, middle and secondary schools
- Council Tax Band 'D' and EPC 'C'

A well proportioned and modernised, two double bedroom semi-detached bungalow situated along the popular road of Green Lane. Located within the sought after area of Northgate, the property is within walking distance of Crawley town centre, local amenities, short walk to infants, middle and secondary schools, Manor Royal industrial estate and close to the bus stops for Fastway bus routes 10 and 100 with direct links to Gatwick Airport.



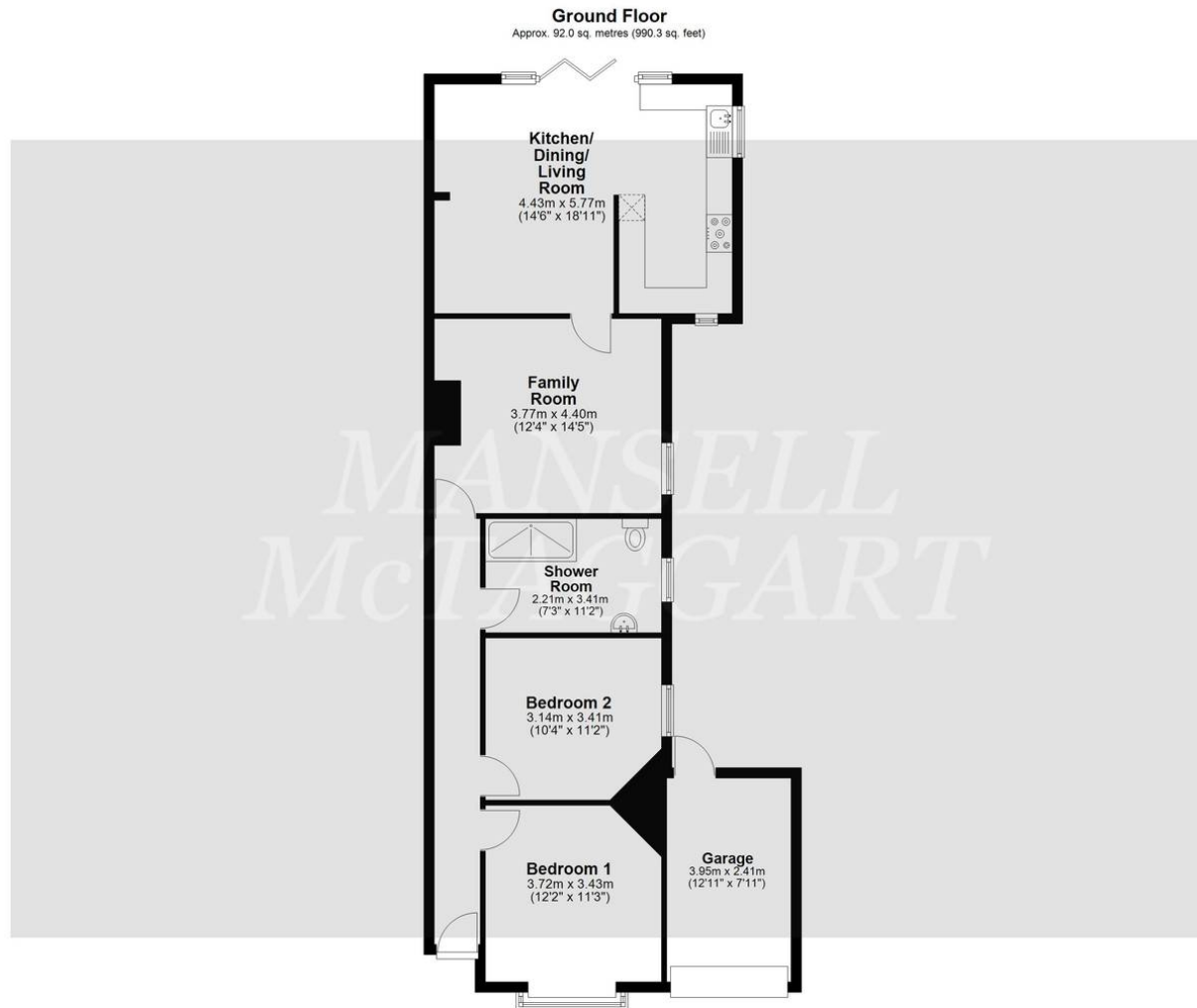
The property offers versatile living accommodation throughout with the main living areas located at the rear, and potential to extended further (subject to the necessary constraints). Modernised by the current owners, this briefly comprises: entrance hall; bay fronted main bedroom; a further double bedroom; modern shower room complete with wash hand basin with floating cupboard under, low level W.C, walk-in double rainfall shower and finished with tiled floors and part tiled walls.



Leading towards the back of the property opens through into a bright and versatile reception room and glass door leads out to a bright and spacious, "U" shaped living/dining/fitted kitchen finished with bi-folding doors. The fitted kitchen offers a range of wall and base units, ample work surfaces, space for a freestanding fridge/freezer, plumbing for a washing machine and dishwasher. Integrated appliances including electric oven with microwave oven above, 5-ring gas hob and extractor hood over.

Externally, the property offers driveway parking for several vehicles with mature shrubs and leading to a single garage with power and door to the rear. Side access is also provided to the south facing rear garden, this is a real feature measuring over 100ft in length (tbv) with a patio area abutting the rear of the property with a pathway leading to the back of the garden. Mature shrubs and flower beds flank the garden with a further gravelled area for seating and the remainder laid to lawn.





Total area: approx. 92.0 sq. metres (990.3 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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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