



Ranmore Close, Tollgate Hill

Offers in Region of £360,000

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- Located in the sought after Tollgate Hill area on the outskirts of Crawley
- Extended semi-detached home
- Driveway parking and attached single garage
- Re-fitted kitchen to front | Living room and Dining room to rear
- Two double bedrooms
- Peaceful rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' & EPC 'tbc'

A rare opportunity to purchase an extended two double bedroom semi-detached home, located in the sought after Tollgate Hill area of Crawley. The property is ideally situated close to local amenities, Tilgate Forest and has easy access on to the M23 to Gatwick/London and benefits from driveway parking and an attached garage.

Upon entering, there is an entrance lobby providing space for shoes and coats with access to both the kitchen and living room. The modern kitchen is to the left and has been recently replaced and well designed to provide a wide range of attractive wall and base units with space for white goods, plenty of work surfaces and a wall mounted boiler concealed within a cupboard. To the rear of the house is the living room and a dining room, which forms the rear extension. The living area can comfortably accommodate a couple of sofas and other furniture. The dining space is a great addition with sliding doors leading out to the rear garden, which in turn allows in plenty of light to flow through the room.





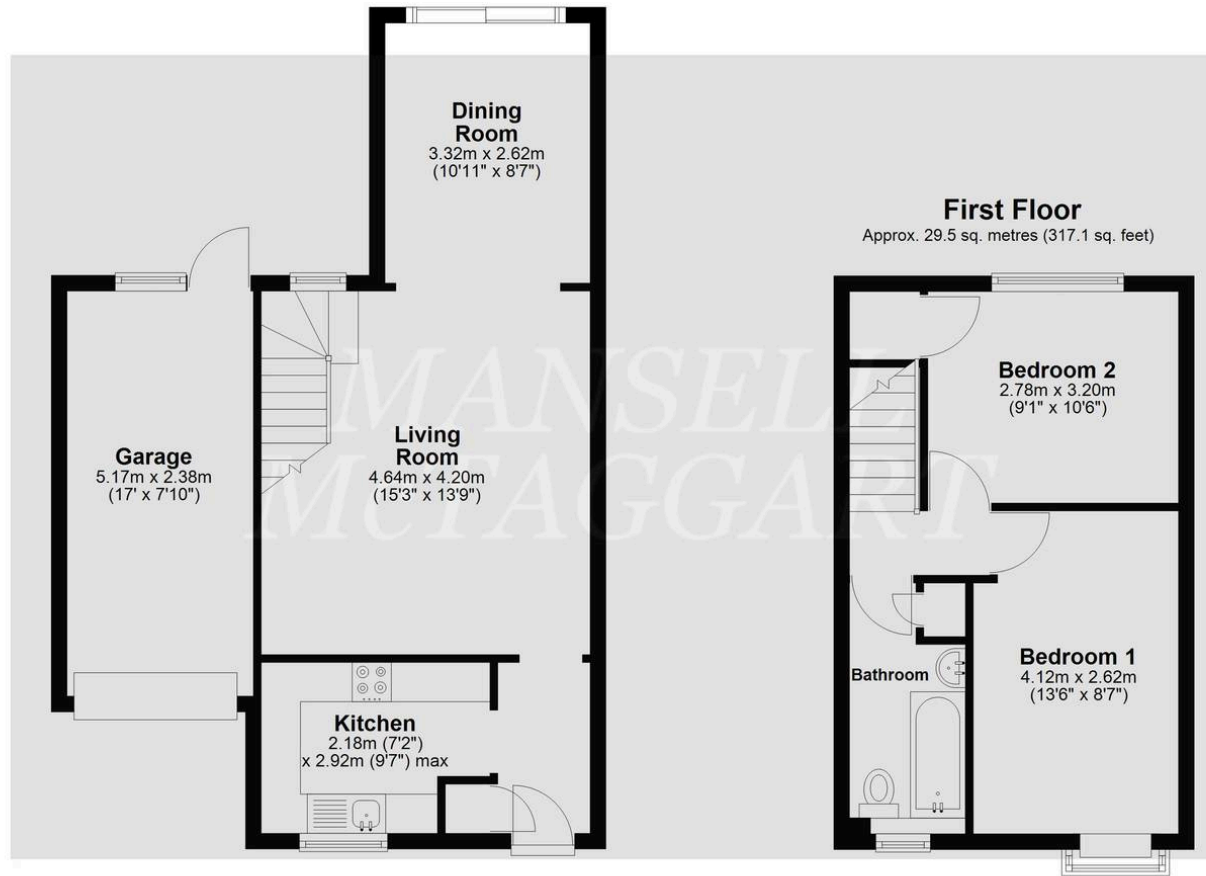
Stairs from the living room leads to the first floor landing, which provides access to both bedrooms, family bathroom and the loft. Bedroom one is a generous double room overlooking the front aspect with bedroom two being another double room to the rear. These generous rooms make this ideal for a young couple/family or as an investment. Finally, the family bathroom is fitted in a white suite comprising of a panelled bath with wall mounted shower unit, low level WC, wash hand basin, opaque window to front and the airing cupboard housing the hot water cylinder and further storage.

Outside, the property benefits from driveway parking leading to a single garage with up and over door, power and light. The garage also has rear access from the garden and could be converted to create further living room space or an additional bedroom, as other houses within the area have done (STPP). In addition, there is a front garden laid to lawn with a footpath leading to the front door. The rear garden is set on two levels; one abuts the foot of the house and is laid to patio and pebbles to provide seating areas and the other laid to lawn with planted borders, all enclosed by wooden panel fencing.



Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 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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