

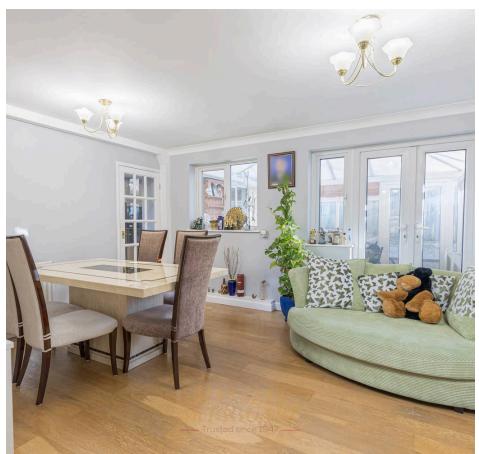


**MANSELL**  
**McTAGGART**  
Trusted since 1947

**Tinsley Close, Three Bridges**  
Guide Price £465,000 - £475,000

**MANSELL**  
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- Three bedroom detached family home
- Close proximity to Three Bridges train station
- Driveway parking for two vehicles
- Garage converted into kitchen
- $\frac{1}{4}$  brick conservatory
- Double glazing throughout with triple glazing in bedrooms two and three
- Downstairs w/c, en-suite to master and family bathroom
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'E' and EPC 'tbc'

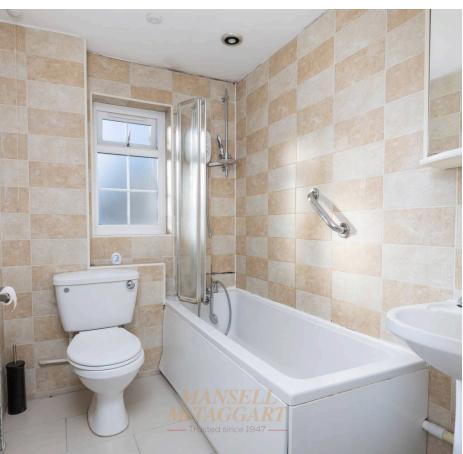
A well-presented three-bedroom detached family home which has been extended and remodelled situated in the popular residential area of Three Bridges. The property is within close proximity of Crawley town centre, Manor Royal business park, local transport links, excellent local schools and popular local amenities.

Upon entering the property, you are greeted with an entrance hall where you have plenty of space for shoes and coats and access to the open plan living/dining room, cloakroom and stairs ascending to the first floor. In the cloakroom you have a low-level WC, wash hand basin and window to front. The open plan living/dining room is of a good size with space for multiple large family sofas, 6+ person dining table and any freestanding furniture you may wish. The room is completed with a feature fireplace and window to front.



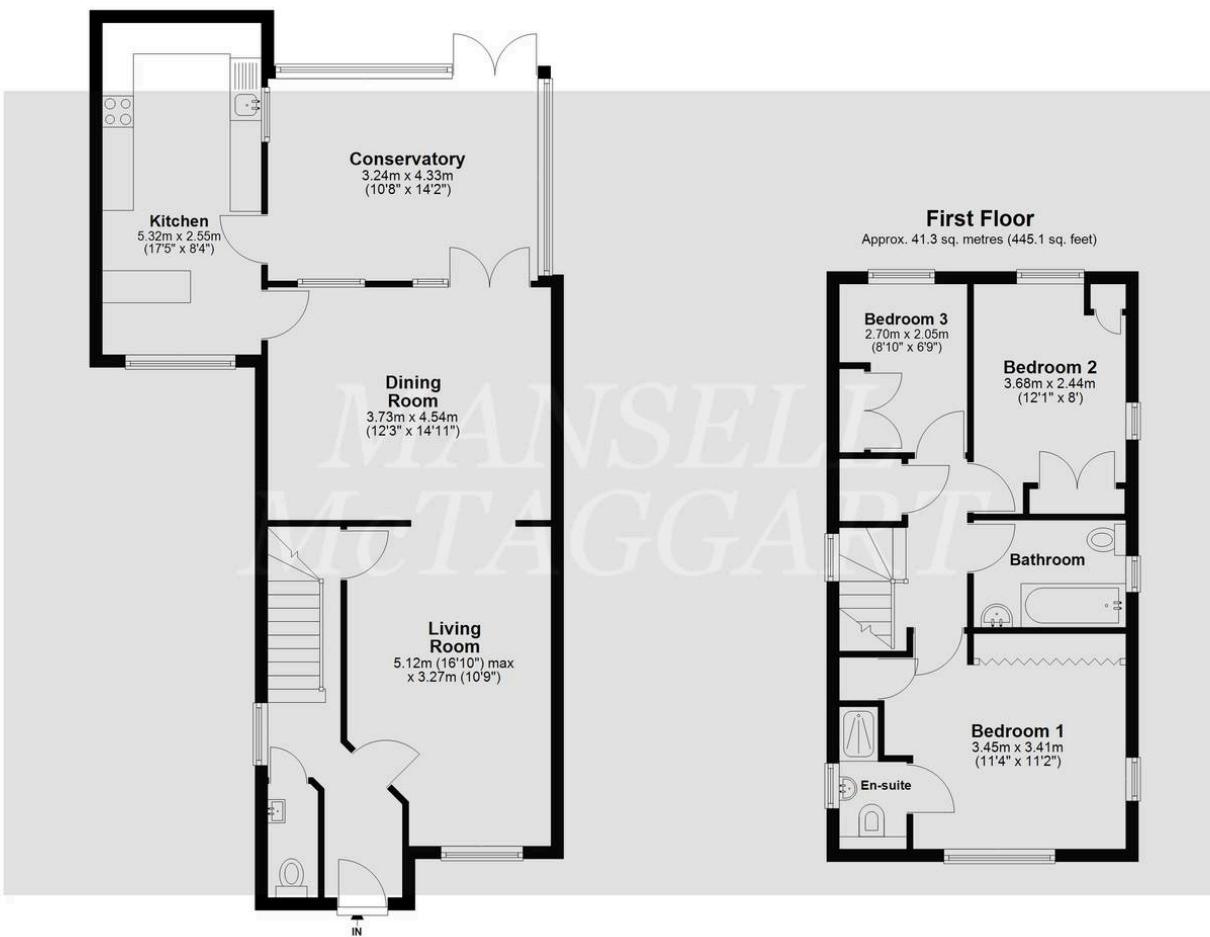
Off from the dining area, you have doorways to the kitchen and conservatory. In the kitchen you have a range of wall and base units with roll top work surfaces over, integrated sink unit, hob, oven, wall mounted boiler and window to front. The conservatory is a very versatile space and could be used as a further dining room, family room or playroom, it is of  $\frac{1}{4}$  brick construction and the remainder UPVC.

Heading upstairs you are greeted with a spacious landing giving access to all three bedrooms and family bathroom. Bedrooms one and two are toward the front and rear of the property respectively and both are very well-proportioned rooms. Both have space for king size beds and freestanding furniture, with both benefitting from fitted wardrobes. Bedroom one also benefits from an en-suite with walk-in shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan and window to side. Bedroom three is toward the rear and is a single room with space for a bed and furniture or perfect for a home office. Bedrooms two and three, both at the rear of the house have recently installed triple glazing windows. Completing the upstairs, the family bathroom is fully tiled and comprises of a full-length panelled bath with shower unit over, low level WC, pedestal wash hand basin, extractor fan, heated towel rail and window to side.

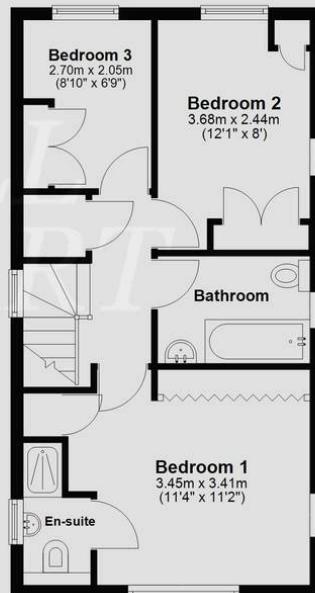


Heading outside the property, to the rear, you have a private garden which is mainly laid to lawn with a patio abutting the property. To the front you have extended driveway with parking for at least two vehicles.

**Ground Floor**  
Approx. 70.9 sq. metres (762.8 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 112.2 sq. metres (1207.9 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/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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