



Trefoil Crescent, Broadfield

Guide Price £325,000 - £350,000

MANSELL
McTAGGART

MANSELL
McTAGGART
Trusted since 1947





- VENDOR SUITED
- Garage en-bloc with space to park in front
- Recently replaced roof and windows
- Walking distance from Broadfield Barton shops
- Downstairs W/C
- Utility room
- Three generous bedrooms
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

This three-bedroom mid terrace family home with garage en-bloc is located with convenient access to town centre and station bus links, as well as the A23/M23 commuter routes to London, Gatwick and Brighton.

The property has maintained in good condition with the benefit of a newly replaced roof and windows throughout. Set back from the road, a path leads via a generous front garden to the front door.

The entrance hallway is particularly spacious with a substantial understairs storage. To the rear of the hallway is a downstairs WC and a door out to the rear garden and utility room.

The living/dining room overlooks to the front and has ample space for a dining table and chairs. The kitchen is at the back of the house and is fitted with an attractive range of wall and base units with a recently replaced sink, integrated electric oven with gas hob and extractor over, space and plumbing for a washing machine and space for a free-standing fridge/freezer.



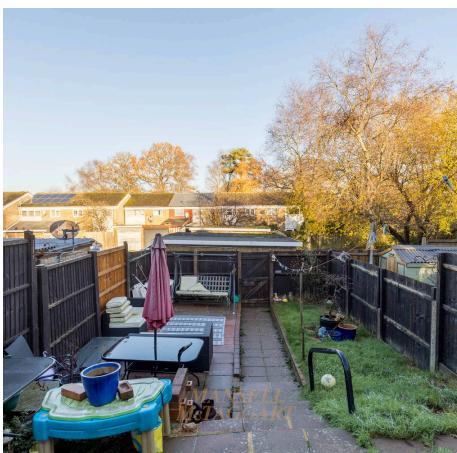
Stairs from the entrance hall lead to the first floor landing, with access to an airing cupboard, all three bedrooms and the family bathroom.

Bedroom one is a large double room with window to the rear while bedroom two is also a double room overlooking the front. Both bedrooms can hold large double beds and other freestanding furniture comfortably.

Bedroom three is a large single room with a substantial walk-in storage cupboard, which could potentially be utilised to provide access to the loft should buyers wish to explore the possibility of converting this into a room (subject to the necessary planning permission).

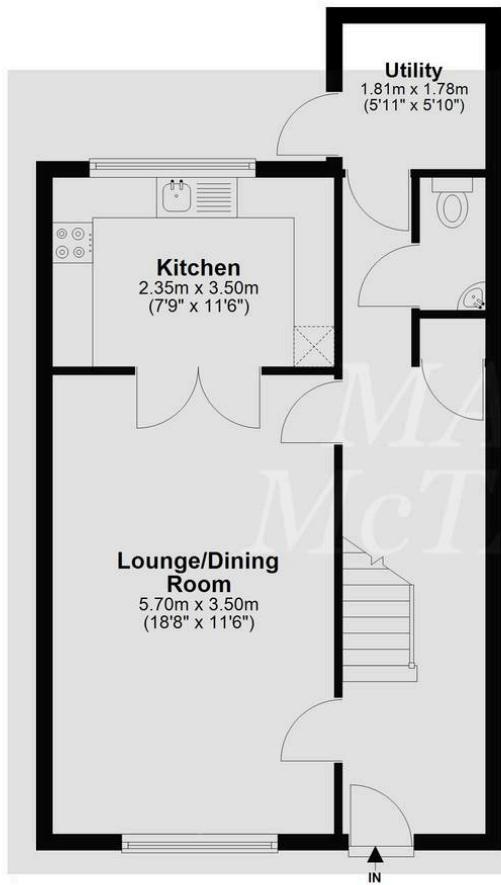
The family shower room has a frosted window to the rear and is fitted with a white suite comprising a walk-in shower, low level WC, wash hand basin and heated towel rail. There is scope to reconfigure the shower back into a bath if needed.

Outside, the front garden is laid to lawn with a wooden fence surrounding. The tiered rear garden is half laid to lawn and half patio. The garden is enclosed by wooden panel fencing, with a gate to the rear providing easy access the nearby garage en-bloc.



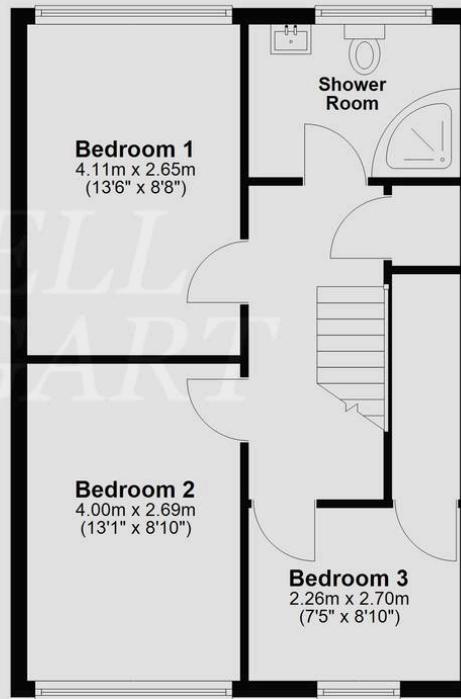
Ground Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 91.9 sq. metres (989.5 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/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.