



Lyndhurst Close, Southgate  
£330,000

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McTAGGART**  
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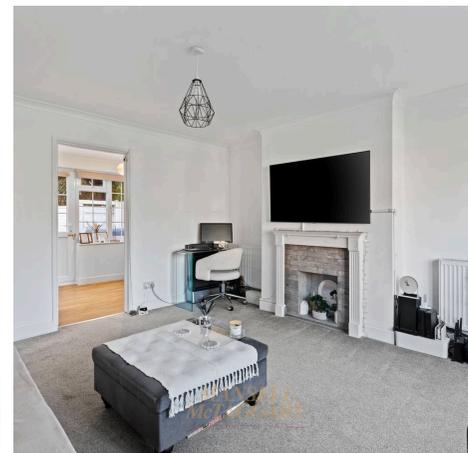


- Sought after convenient cul-de-sac, close to town centre and station
- Garage en-bloc and on street permit parking
- Bright living room with large bay window to front
- Kitchen/dining room to rear
- Secluded, landscaped rear garden
- Well presented throughout
- Council Tax Band 'C' and EPC 'C'

Recently back to the market is this beautifully presented and spacious two double bedroom home, located within a sought after and peaceful cul-de-sac, just moments from the town centre and station. Further benefits include a garage en-bloc and a landscaped, secluded rear garden.

Upon entry into the home you are greeted by an entrance lobby with stairs leading to the first floor and access into the living room. Here you can find a really spacious area with plenty of natural light coming in through the large bay window to front. There is plenty of space for a couple of sofas and further living room furniture as well as a useful understairs cupboard.

To the rear of the house is the kitchen/dining room, fitted with attractive wall and base units incorporating cupboards and drawers with an integrated electric oven and hob and space for further white goods along with plenty of work surfaces over. In addition, there is space for a small dining table and chairs providing a pleasant outlook over the rear garden and access to it.





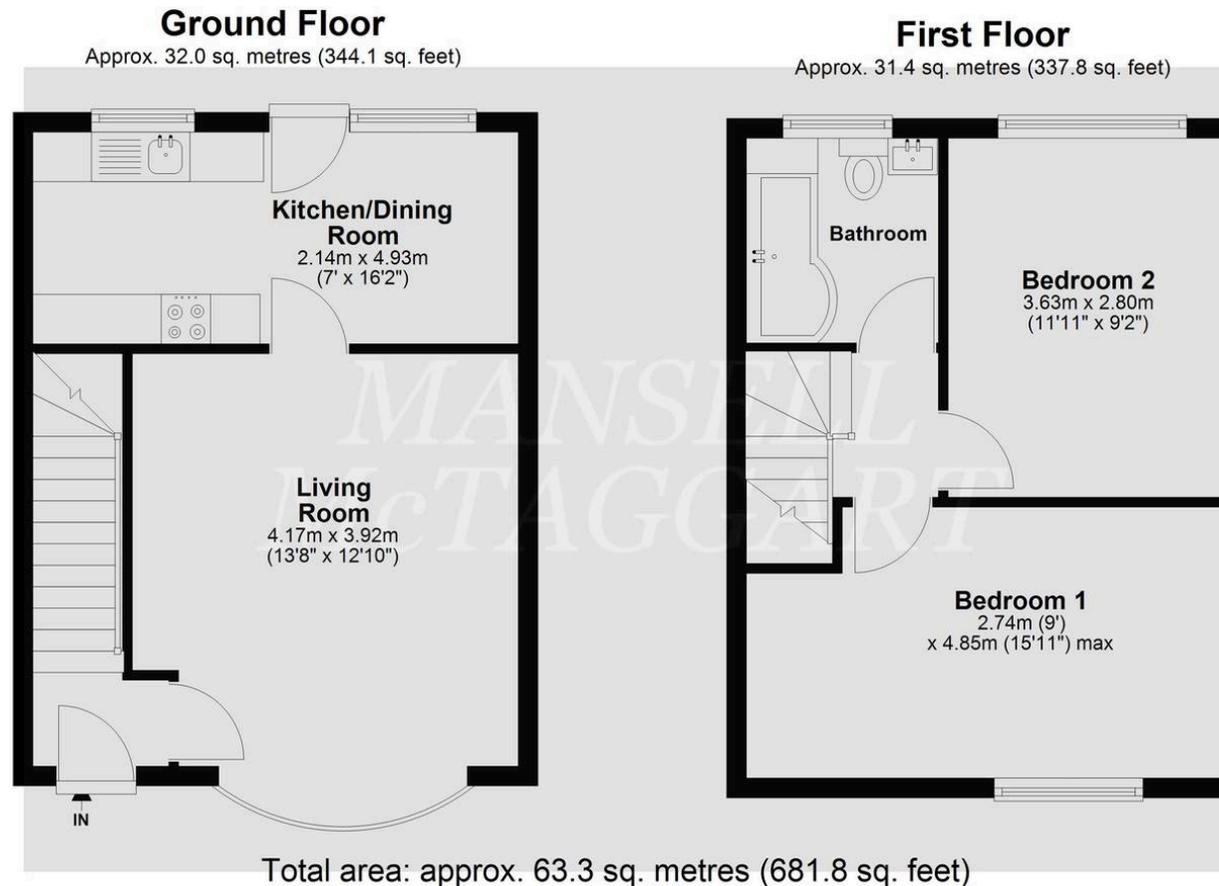
Heading upstairs, the first floor landing gives access to both bedrooms, bathroom and the loft space.

Bedroom one is a particularly large room overlooking the front aspect with a recessed area suitable for wardrobes. Bedroom two is another double room overlooking the rear garden.

Finally, the modern bathroom is fitted in a white suite comprising of a 'P' shaped bath with glass shower screen and wall mounted shower unit, low level WC, wash hand basin with vanity storage beneath and a frosted window to rear.

Outside, there is an abundance of residential permit parking available and a footpath leading to the front door, flanked by a lawned front garden. Just a moment away is a garage en-bloc with up and over door, ideal for storage or indeed for a small car/vehicle. The peaceful and secluded rear garden has been landscaped offering a patio area abutting the foot of the house and a further patio area to the rear of the garden with the remainder being laid to artificial, all enclosed by wooden panel fencing.





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

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