



York Road, Tilgate

Guide Price £450,000 - £475,000

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- A totally redesigned and extended three/four bedroom semi-detached family home
- Off street parking for three vehicles
- Dining room with bi-fold doors overlooking garden
- Large kitchen/breakfast room
- Utility room leading to family room and shower room
- Three good sized bedrooms and family bathroom
- 60' x 24' attractive landscaped west facing rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'tbc'

A spacious extended and redesigned three/four bedroom semi-detached family home, situated within this sought-after location of Tilgate.

The property is approached via private parking for three vehicles. Once inside you have a spacious entrance hall with space for shoes and coats. This leads to additional space with under stairs cupboard and tiled flooring. There is a light and airy living room with window overlooking the front aspect and dining room with bi-fold doors looking into the attractive west facing rear garden. The kitchen/breakfast room is to the rear of the property and has an extensive range of wall and base units, sink unit, work surfaces, integrated gas hob, gas oven, plumbing and space for dishwasher and fridge/freezer. There is a study to the front with door leading to front. Also, off the kitchen/breakfast room is a utility room with wall and base units and plumbing and space for washing machine. This leads to a large family room with window to side and door to garden. There is also a shower room with shower cubicle, low level WC and wash hand basin.



Heading upstairs you find three bedrooms and family bathroom. The master bedroom is of fantastic proportions and can comfortably house a king size bed with fitted wardrobes. The second bedroom is a comfortable double room and can house a king size bed, along with fitted wardrobes. The third bedroom is a comfortable single room with large storage over stairwell and overlooks the front aspect. The family bathroom has window to rear, suite comprising of a panel enclosed bath, low level WC, pedestal wash hand basin and partly tiled.

The rear garden (HAS NO SIDE ACCESS) and is 60' x 24' being mainly laid to patio and elevated lawn area with attractive shrub and flower beds on two sides, the whole enclosed by wooden panel fencing.





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