



Wilberforce Close, Tollgate Hill  
£425,000

**MANSELL  
McTAGGART**  
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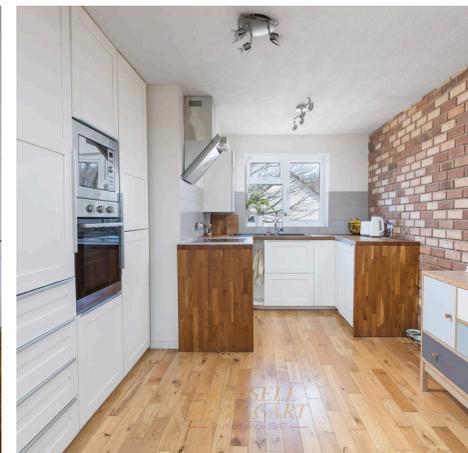
- Located in a peaceful close within the popular Tollgate Hill area of Crawley
- Semi-detached family home
- Beautifully presented throughout
- Open plan living/dining/kitchen area
- Three bedrooms
- Garage and parking to the rear
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A fantastic opportunity to purchase a beautifully presented and re-modelled three bedroom semi-detached family home, located on the borders of Crawley in the popular Tollgate Hill area. The house benefits from an open plan living arrangement, recently replaced boiler and a detached garage and parking to the rear.

The house is positioned in a tucked away spot within the close with a generous front garden and footpath leading up to a decked area and the front door.

Upon entry, you are greeted by an entrance hallway with a small window to side and stairs leading to the first floor with storage beneath. In addition, there is access to a modern downstairs cloakroom comprising of a low level WC and wash hand basin.

To the rear of the house you will find a wonderful 'L' shaped open plan area consisting of a kitchen, dining area and living room, which has been thoughtfully opened up by the current owners creating a versatile setting for entertaining friends and family.





There is ample room for a four to six seater dining table and chairs as well as living room furniture with sliding patio doors opening out directly to the rear garden. The kitchen itself has also been re-modelled to provide further storage with integrated appliances and a pleasant view to the front. To conclude, the ground floor has also been laid to hardwearing solid wood providing a consistent flow through the house.

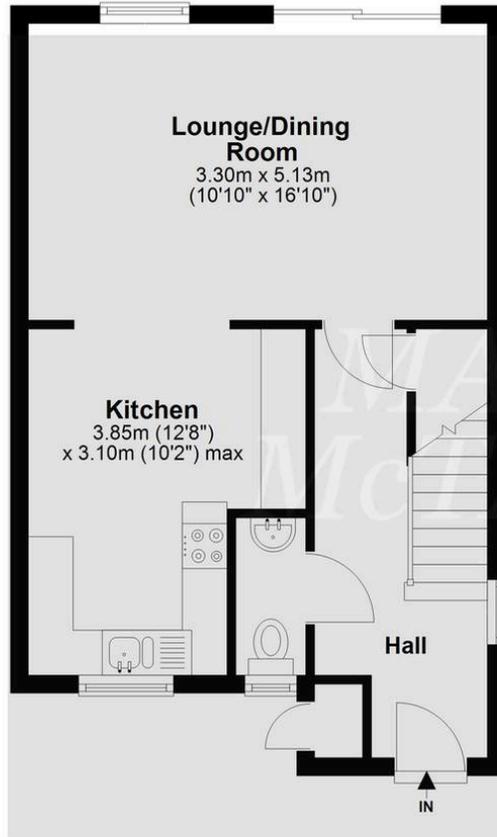
Heading upstairs, the first floor landing offers access to three bedrooms, family bathroom, airing cupboard and the loft, which houses the replaced combi boiler. Bedrooms one and two are both good size double rooms overlooking the front and rear respectively with bedroom three being a single room overlooking the rear. Bedroom one also comes equipped with built-in storage. Finally, the family bathroom is fitted in a stylish white suite comprising of a tiled panel bath with wall mounted shower unit and glass shower screen, low level WC, wash hand basin with vanity storage, heated towel warmer and opaque window.

Outside, there is gated rear access leading to the garden, which is mainly laid to lawn with decking abutting the foot of the house with a pergola and seating area. There is a single garage to the rear of the garden with up and over door to the front and parking directly in front. The garage has been partially converted into an office/gym space, but could easily be turned back to a garage by removing the stud wall to the front, but otherwise is a useful additional space for those who work from home or perhaps needs a quiet area for privacy.



## Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 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

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