



## Kilnmead Close, Northgate

Guide Price £400,000 - £425,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- NO ONWARD CHAIN
- Flexible four-bedroom layout with ground-floor bedroom or office
- Previously approved planning for loft conversion and rear extension (STPP)
- Spacious living accommodation ideal for family living
- Modern kitchen with separate utility room
- Ground-floor WC
- Good-sized private rear garden
- Children's playground located directly in front of the property
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well-proportioned, well-presented and updated throughout four-bedroom mid-terrace family home offering excellent space, flexibility, and future potential, ideally located in the ever-popular central area of Northgate and offered to the market with no onward chain.

The property previously benefitted from planning permission for a loft conversion and rear extension, with full architectural and build drawings available, offering excellent potential for buyers to renew and implement the scheme (subject to planning). Situated within walking distance of Crawley town centre, the property is conveniently positioned close to local shops, transport links, well-regarded schools, and a range of local amenities. It also enjoys a peaceful residential setting with a children's playground located just moments from the front of the house, making it an ideal choice for families.





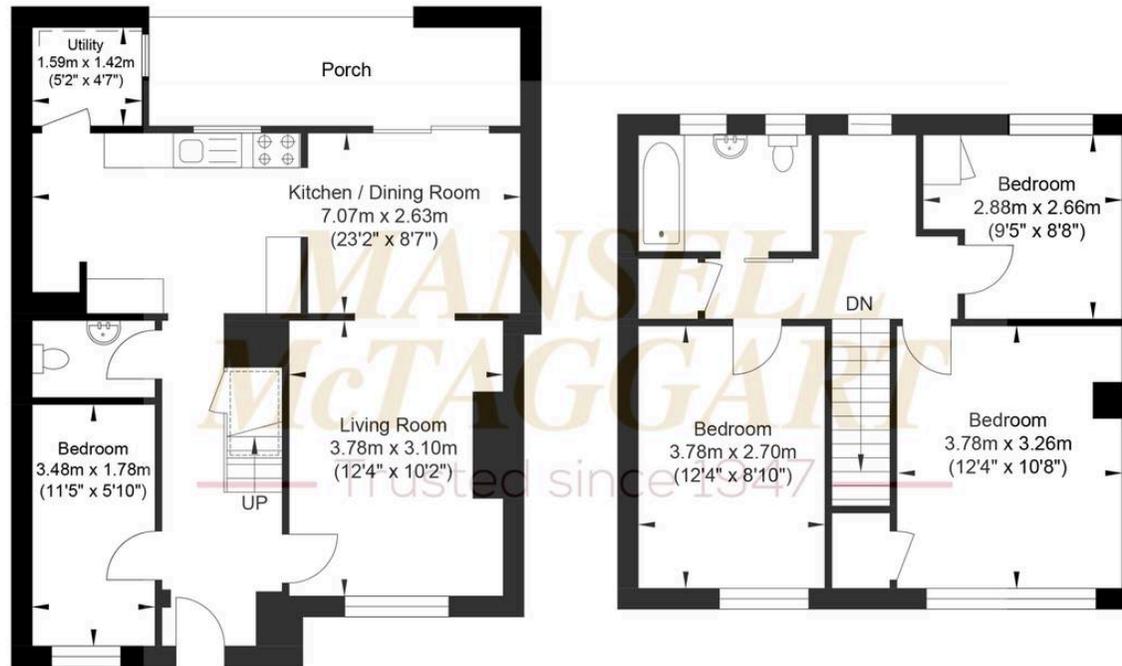
Upon entering the property, you are welcomed via a front porch into the entrance hallway, providing access to the kitchen, living room, ground-floor bedroom, downstairs cloakroom, and stairs leading to the first floor. The living room is of generous proportions, offering excellent space for multiple seating arrangements, ideal for both family living and entertaining. The room also benefits from a modern media wall with an electric fireplace and opens through to the dining area, creating a sociable and practical layout. The kitchen features a range of wall and base units, ample fitted storage, space for freestanding appliances, and a window overlooking the rear garden. Off the kitchen is a useful utility/storage room, providing additional practicality for day-to-day living. Completing the ground floor is a versatile fourth bedroom, currently used as a study, offering flexible use as a guest room, home office, or additional bedroom, alongside a convenient downstairs cloakroom.

Upstairs, a spacious landing provides access to all three double bedrooms, the family bathroom, and loft access. Bedrooms one and two are located at the front of the property and are both well-proportioned rooms, with space for king-size beds and freestanding furniture, with uPVC double glazed windows. Bedroom three is toward the rear of the property and is a further double room, with space for a bed and furniture, with further uPVC window. The bathroom comprises a panelled bath, wash hand basin set within a vanity unit, low-level WC, and a large wall-mounted heated towel rail.



Externally, the property benefits from a private rear garden, mainly laid to lawn and enclosed by wood panel fencing, with space ideal for outdoor dining, entertaining, or family use. This property represents an excellent opportunity for buyers seeking a well-located family home with both immediate comfort and strong future potential through the previously approved extension scheme (STPP).

# Kilmead Close



Ground Floor  
Approximate Floor Area  
640.34 sq ft  
(59.49 sq m)

First Floor  
Approximate Floor Area  
492.23 sq ft  
(45.73 sq m)

Approximate Gross Internal Area = 105.22 sq m / 1132.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://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.