



Spencers Road, West Green

In Excess of **£450,000**

**MANSELL
McTAGGART**
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- Semi-detached Victorian home
- Close to town centre and station
- Extended and arranged over three floors
- Three reception areas
- Four bedrooms
- Downstairs bathroom | En-suite shower room to master
- Generous, private rear garden
- Garden room with power, light and insulation
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

A charming four bedroom semi-detached family home located close to the town centre and station, having been much improved by the current owners with accommodation arranged over three floors. The property retains an array of character features throughout with internal viewings highly recommended.

Upon entering the home via the front door with recently replaced stained glass inserts, you are welcomed into an entrance hallway with stairs leading to the first floor and access to both the living room and separate dining room. The cosy living room offers a bay window to the front aspect with custom built storage either side of the open fireplace with original cast iron surround. The dining room can comfortably cater for 6-8 persons with storage beneath the stairs and a beautiful exposed brick chimney breast creating a focal point within the room. Leading to the rear of the house is a bright and spacious, modern kitchen with a wide range of wall and base units incorporating cupboards and drawers with an area suitable for a breakfast table and chairs enjoying views across the rear garden.





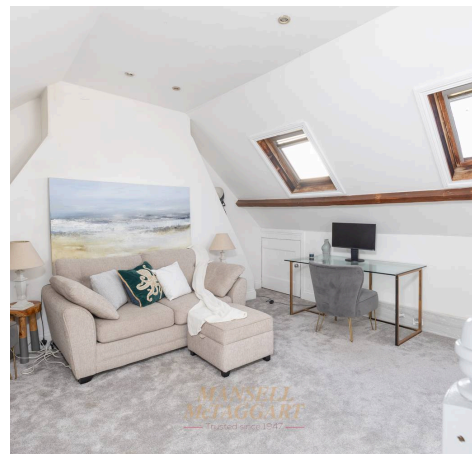
The vaulted glass roof is a great feature and there French doors offering access outside. Continuing through the kitchen is a spectacular shower room comprising of a walk-in large cubicle with rainfall shower head over and glass shower screen, wash hand basin with vanity storage beneath, low level WC, tiled walls and flooring and a small utility cupboard providing space and plumbing for a washing machine.

Heading up to the first floor, the landing provides access to three bedrooms. Bedroom two is a large double room with two windows overlooking the front aspect, two fitted double wardrobes and was formerly the principal bedroom before the loft conversion.

Stairs up to the second floor lead to the primary suite boasting a large double room with built-in storage and Velux windows. Completing the accommodation is a quirky and well designed en-suite shower room comprising a shower cubicle, low level WC, wall mounted wash hand basin, towel warmer and Velux window.

Outside, the front of the property has a garden wall and gate with a footpath leading to the front door with a small area of lawn. There is ample on-street parking available via residents permits.

Gated side access leads to the peaceful rear garden, which is mainly laid to lawn with a patio abutting the foot of the house and planted borders. To the rear of the garden is a second patio area for seating and a fantastic garden room/studio perfect for working from home or using as a gym.





Total area: approx. 147.3 sq. metres (1585.8 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.

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