



## Barrington Road, Southgate

In Excess of £350,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- No onward chain
- Prime residential location in Southgate
- Short walk to Crawley town centre
- Private south facing rear garden
- Extension to the rear
- Three bedrooms
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'E'

Situated in the much sought-after residential area of Southgate, this three-bedroom terraced house offers a fantastic opportunity for those looking to create their dream home. Conveniently located within a short walk of Crawley town centre and train station, this property provides easy access to excellent transport links, making it ideal for commuters and families alike.

Upon entering, you are greeted by a hallway with stairs leading to the first floor, as well as access to the kitchen and the living room. The living room is bright and airy, thanks to the large windows to the front, and features a charming electric fireplace as a focal point. The dining area can comfortably seat four to six persons with access to the rear extension/second reception room.





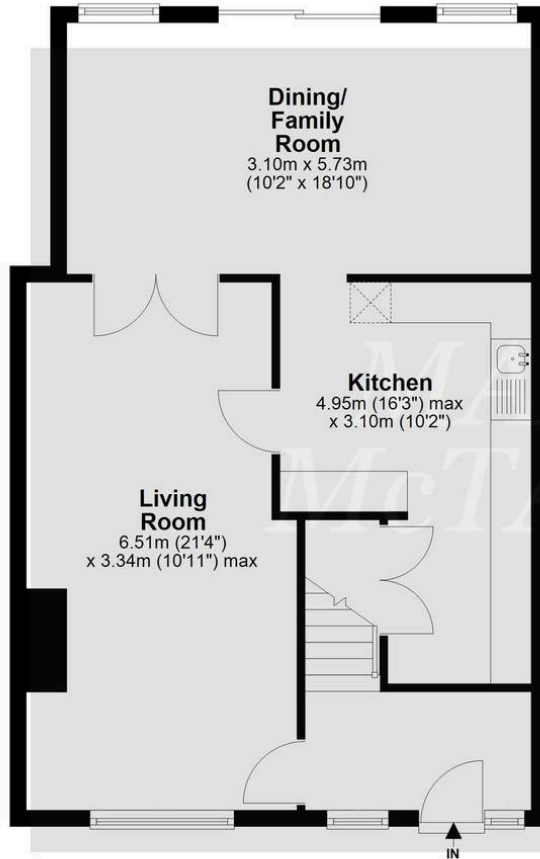
Heading upstairs, the first-floor landing gives access to all three bedrooms, two of which are doubles, perfect for a growing family. Both bedroom's face onto the front and rear of the property. The third bedroom, which is a generous single room is located at the front of the property. The family bathroom comprises a family panelled bathtub, low-level WC, pedestal wash hand basin, and opaque windows to the rear.

Outside, the property benefits from a generous, private south facing garden which is mainly laid to lawn with mature planted borders and backs onto hunter road allotments. There is a patio abutting the rear of the property, all enclosed by wooden panel fencing.



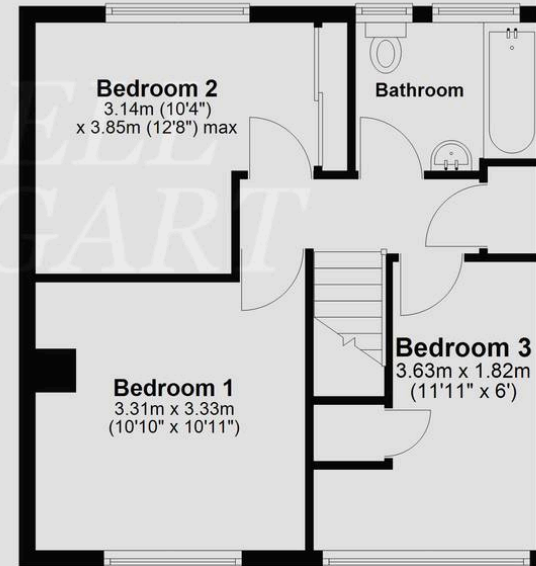
## Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 99.8 sq. metres (1074.6 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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