



Stafford Road, Langley Green

Guide Price £450,000 - £475,000

**MANSELL
McTAGGART**
Trusted since 1947





- Located in the popular Langley Green district of Crawley
- Extended semi-detached family home
- Porch extension to front | Kitchen extension to rear | Loft conversion to create a fourth bedroom
- Living room | Dining room | Office | Kitchen/breakfast Room
- Downstairs cloakroom | Family bathroom | Partial garage conversion
- Generous, secluded rear garden
- Driveway parking for several vehicles
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

Set within the highly popular Langley Green district of Crawley, this extended four-bedroom semi-detached family home presents a rare opportunity for those seeking spacious and versatile living, offered to the market with no onward chain.

Upon entering, a welcoming porch extension provides a practical space for coats and shoes before leading into the main hallway, where stairs ascend to the first floor and a useful storage area sits neatly beneath. Additionally, there is access to the downstairs cloakroom comprising of a WC and wash hand basin.

The hallway flows effortlessly to a bright and inviting living and dining room, perfect for relaxing evenings with a large window to the front aspect and ample room for both living room furniture as well as a dining table and chairs for six to eight persons.





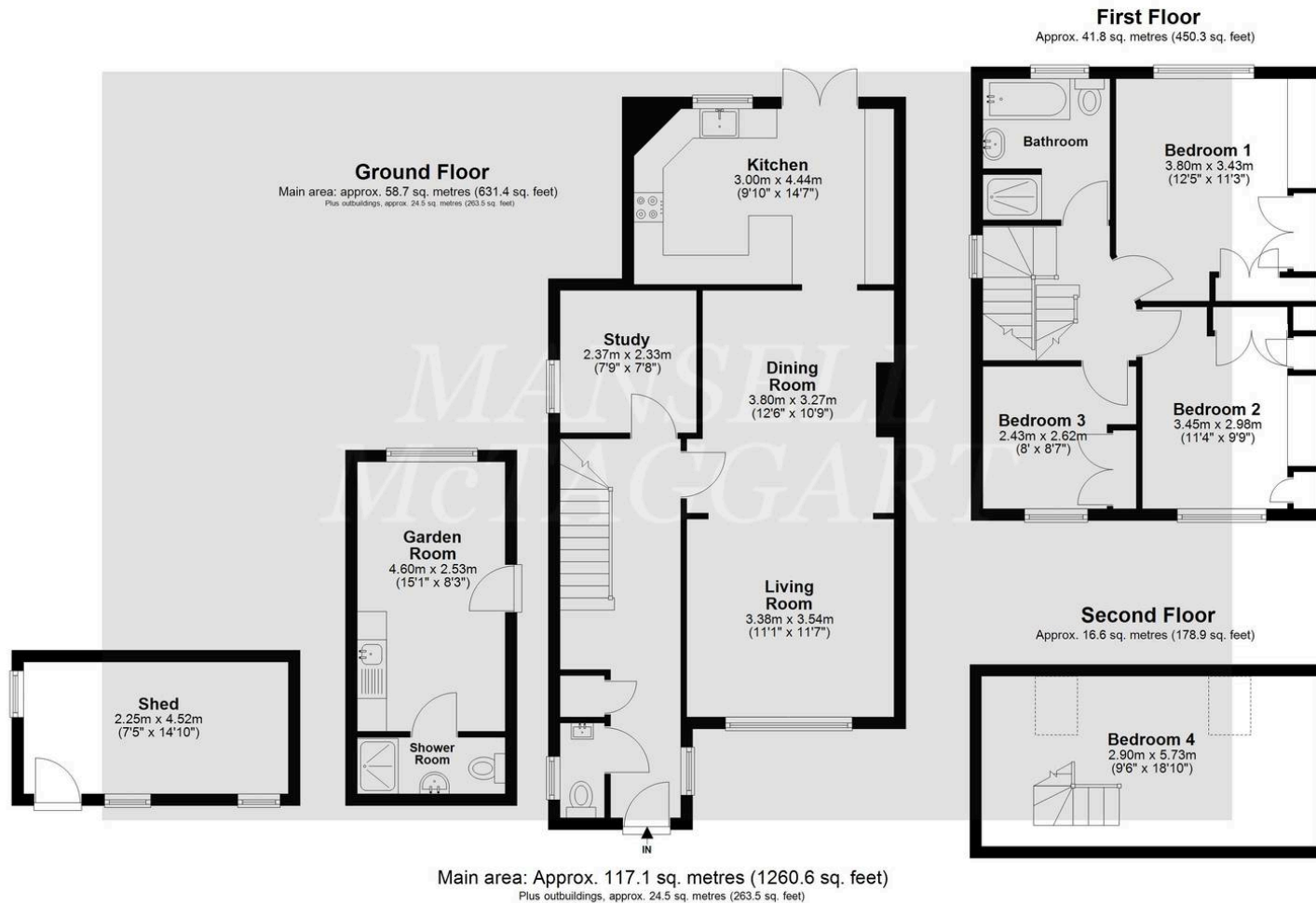
Upon re-modelling, a dedicated office was created providing an ideal environment for working from home or quiet study, with natural light enhancing the sense of calm and productivity. The heart of the home is the impressive kitchen/breakfast room, thoughtfully extended to the rear to create a generous area for culinary pursuits and casual dining, with plenty of storage and workspace for the keen cook. There is a wide range of wall and base units with soft close cupboards and drawers and space for white goods.

Upstairs, three comfortable bedrooms await on the first floor, each with their own built-in storage with two rooms being comfortable double rooms. These three rooms are served by a well-presented family bathroom featuring a modern white suite comprising of both a panelled bath and separate walk-in shower unit, WC, wash hand basin and opaque window. The loft has been expertly converted to create a spacious fourth bedroom, offering flexibility for growing families or visiting guests, with pleasant views via two Velux windows.

Externally, the partial garage conversion provides additional adaptable space, suitable for storage, a hobbies room, or further office use, depending on your needs, which also benefits from an added shower room with and further worktop space to potentially create a small bedsit.



Practicality is further enhanced by a generous driveway to the front, providing parking for several vehicles, as well as a shared driveway leading to the garage. Gated side access leads to a wonderful rear garden enjoying plenty of privacy with the majority being laid to a levelled lawn and a covered patio abutting the foot of the house. All enclosed by wooden panel fencing.



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

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

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.