



## Shepherd Close, Southgate

Guide Price £350,000 – £375,000

**MANSELL  
McTAGGART**  
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- Driveway parking for two vehicles
- Three-bedroom family home
- Walking distance to Crawley town centre and mainline station
- Conservatory at rear
- Private rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

An attractive and spacious three-bedroom terraced family home situated in a quiet cul-de-sac location within a short walk of Crawley town centre.

Upon entering the property, you are greeted by an entrance porch which leads to the living room. The living room has a large window facing the front of the property and has plenty of space for family sofas and other freestanding furniture.

To the rear of the property is the kitchen/dining room which can be accessed via the rear of the living room and can comfortably hold a six-seater dining table and chairs with sliding doors giving access to the rear garden and conservatory. Heading through the sliding patio doors the conservatory runs the full width of the house and is fitted with gas central heating.

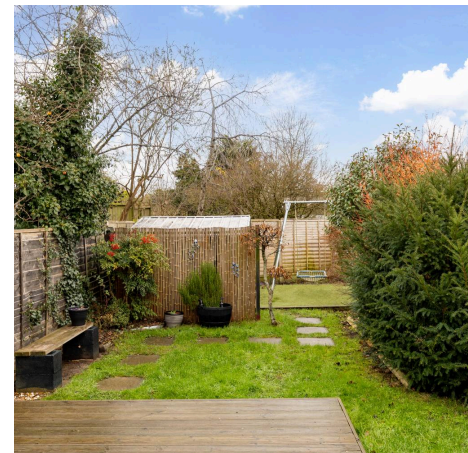




The kitchen is fitted with a range of wall and base units incorporating cupboards and drawers with work tops over, oven with hob, space for fridge/freezer and plumbing for a dishwasher and washing machine.

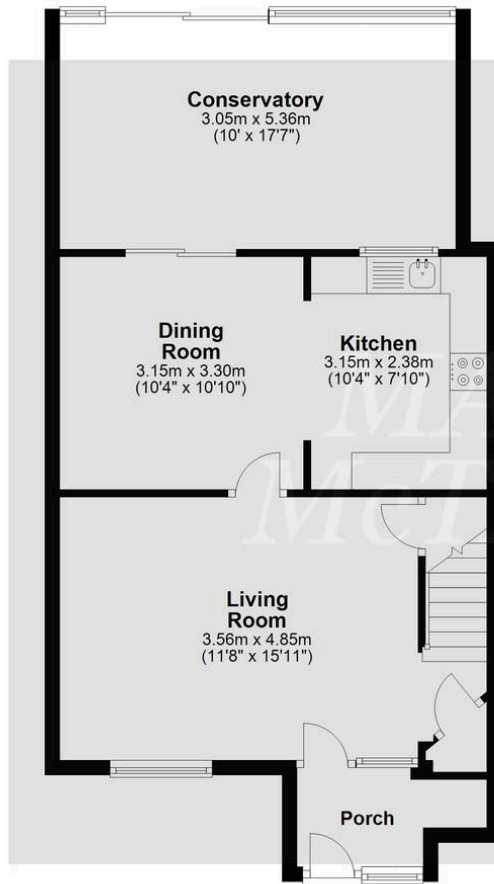
Stairs from the living room lead to first floor landing where there is loft access, an airing cupboard and three good sized bedrooms. The family bathroom comprises of a panel enclosed bath with shower attachment, low level WC, wash hand basin, partly tiled and windows to rear. The master bedroom is a large double and bedrooms two and three are both good sizes with integrated storage.

Heading outside, the home includes a well-presented and private rear garden which benefits from a decking area at the foot of the house and the rest laid lawn and astro. There is also a large double driveway to front.



## Ground Floor

Approx. 59.5 sq. metres (640.4 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 99.1 sq. metres (1066.7 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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