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## Durham Close, Tilgate

Guide Price £375,000 - £400,000

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McTAGGART**  
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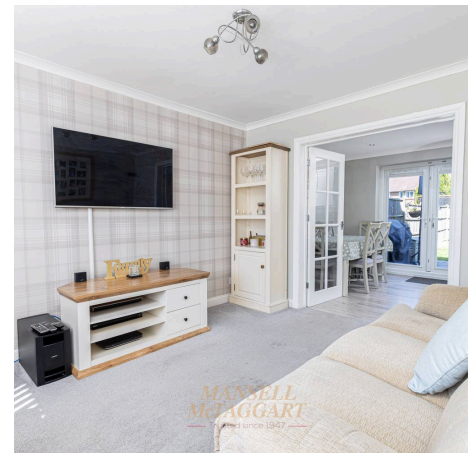




- Mid-terrace home
- Three bedrooms
- Updated by the current owners
- Located within the popular residential area of Tilgate
- Kitchen/dining room
- Bright and airy living room
- Driveway parking
- Rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well-presented and spacious three-bedroom mid-terrace family home, situated within a quiet cul-de-sac in the popular residential area of Tilgate, within walking distance of Tilgate Park and local amenities. The property offers potential to extend (subject to the necessary consents) and benefits from off-road parking.

Modernised by the current owners, the accommodation briefly comprises an entrance hall with fitted storage cupboards; an understairs cloakroom fitted with a low-level WC and wall-mounted wash hand basin; and a generously sized kitchen/dining room spanning the rear of the property, offering ample space for a dining table and chairs, with double French doors opening onto the rear garden.



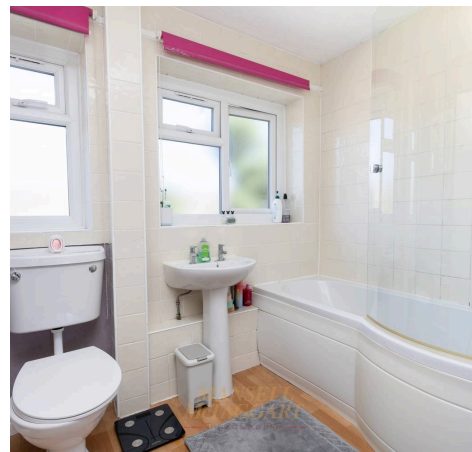


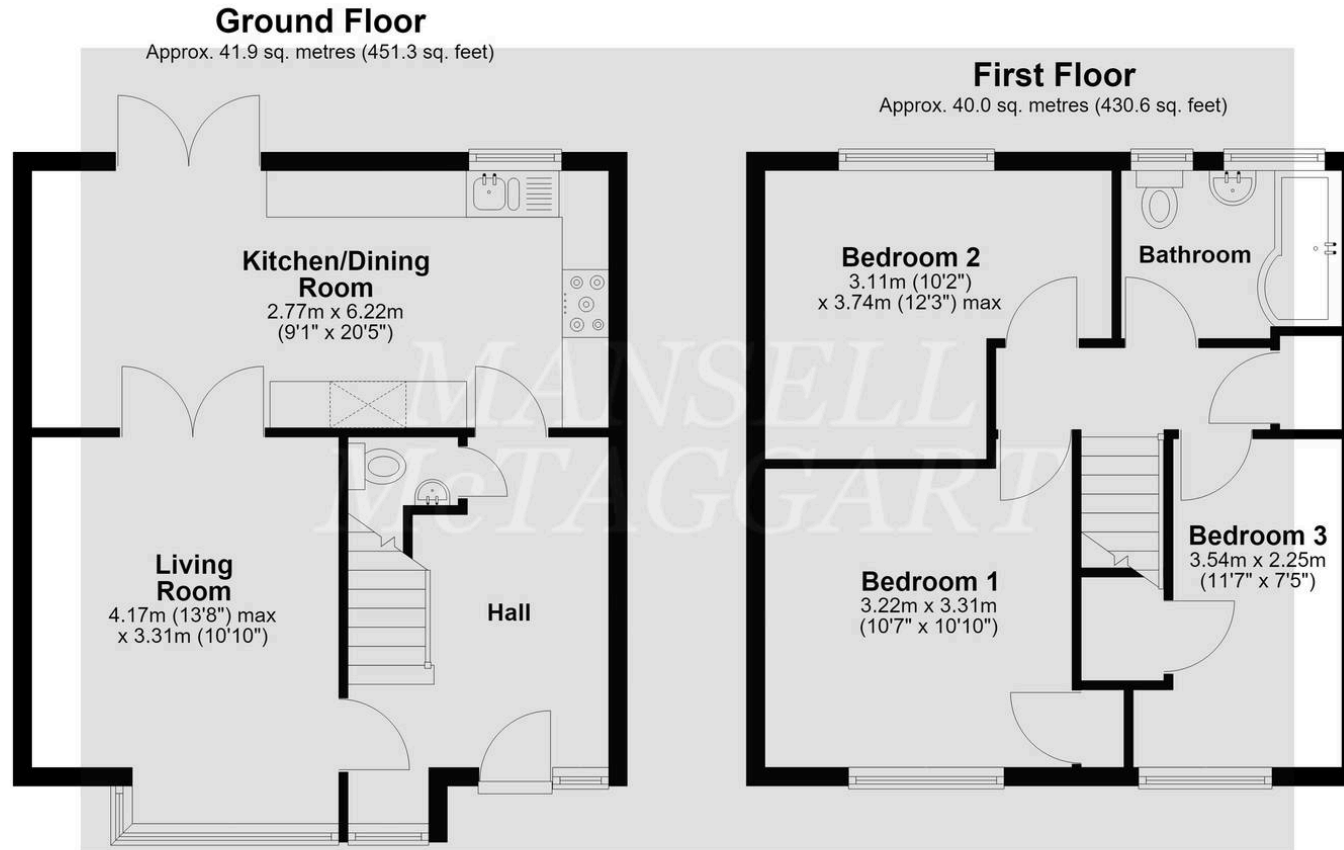
The fitted kitchen is equipped with a range of wall and base units, pan drawers, wood work surfaces, and integrated appliances including a double oven, five-ring gas hob, and extractor hood. There is also space for a tall fridge freezer and tumble dryer, together with plumbing for a washing machine and dishwasher. A bright and airy bay-fronted living room completes the ground floor accommodation.

On the first floor, there is a generously sized main bedroom with a fitted storage cupboard, a second double bedroom overlooking the rear garden, and a third bedroom, also benefiting from built-in storage. The family bathroom is fitted with a P-shaped panelled bath with shower attachment and glazed shower screen, pedestal wash hand basin, and low-level WC, complemented by partly tiled walls.

To the front of the property is a block-paved driveway providing off-road parking for several vehicles, enclosed by a low-level wall. The rear garden features a porcelain-tiled patio adjoining the rear of the property, a garden shed, mature hedging, and a lawned area.

Combining generous living space with a convenient location close to Tilgate Park and local amenities, this well-presented family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.





Total area: approx. 81.9 sq. metres (881.9 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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