



Smalls Mead, West Green

In Excess of £400,000

**MANSELL
McTAGGART**
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- Semi-detached home
- Three bedrooms
- Located in the popular residential area of West Green
- Short walk to Crawley town centre and train station
- Potential to extend (STPP)
- Rear garden
- Off road parking
- 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 'D'

A three-bedroom semi-detached family home, ideally situated in the popular residential area of West Green. Offering excellent potential to extend (subject to the necessary consents), the property is within walking distance of Crawley town centre, the train station and the hospital.

The accommodation briefly comprises an entrance hall, a living room overlooking the front of the property, a dining room with sliding patio doors leading to the rear garden, and a fitted kitchen featuring a range of wall and base units, an understairs pantry, an integrated oven and a gas hob.





The first floor offers two double bedrooms, a third single bedroom with a fitted storage cupboard, and a family bathroom comprising a panel-enclosed bath and pedestal wash hand basin, with a separate W.C.

Externally, the property benefits from a driveway providing off-road parking for several vehicles. Gated side access, with a covered walkway, leads to an external storage area and the rear garden. The garden features raised flower beds, mature trees and shrubs, a patio adjoining the rear of the property, and the remainder is laid to lawn.

Offering spacious accommodation, excellent potential to extend (subject to the necessary consents), and a convenient location close to Crawley town centre, the train station and local amenities, this is an ideal family home and an excellent opportunity for a wide range of buyers. Early viewing is highly recommended. NO ONWARD CHAIN.





Total area: approx. 92.5 sq. metres (995.4 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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