



GUIDE PRICE £375,000 - £400,000 Freehold

T: 01293 531721

Hawkins Road, Tilgate, Crawley RH10 5NW

 3  1  1  Y  N  0.6 Miles



Moore & Partners

GUIDE PRICE £375,000 - £400,000.

This very well presented three-bedroom house is located in the very popular neighbourhood of Tilgate. This property benefits from spacious living accommodation, conservatory and is located close to Tilgate park, local shopping parade, transport links and schools.

This substantial three-bedroom terraced property is Located within Tilgate, with excellent access to Crawley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The house makes an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property features a generous rear garden, a re-fitted kitchen, bathroom room and is within walking distance of Tilgate Park, K2 sports centre & Crawley football stadium. The property also has the added benefit of a double-glazed conservatory.

On entering the property, you immediately step into the spacious entrance hall with stairs to the first floor and landing. The entrance hall provides access to the open plan lounge/diner and kitchen. The entrance hall benefits from an enclosed under stairs recess which is perfect as a storage area. A door from the entrance hall leads nicely through to the re-fitted kitchen which is located at the rear of the property and overlooks the rear garden. The kitchen is fitted with a range of base and eye level units with a generous amount of work surface space. There are some built appliances such as oven and hob with space provided for all further white goods. A window provides plenty of natural light, whilst enjoying a view of the rear garden and door to the rear of the kitchen provides direct access to the garden and patio area with a further door accesses the open lounge/diner. The open plan dining area is located to the rear of the property and looks out over the garden. The open dining area is flooded with natural light which shines through from the conservatory. The spacious open dining area can comfortably cater for a 6-seater dining room table and chairs which is ideal for entertaining or enjoying a family meal. The open lounge area provides adequate floor space for free standing sofas and additional lounge furniture. The family lounge is located to the front of the property and overlooks the front garden. From the open dining area, you can access the double-glazed conservatory. The conservatory is an excellent addition to the property as it provides a great place to relax or as a children's playroom.

Moving upstairs there are three good sized bedrooms and the re-fitted family room. The master bedroom which is located at the front of the property can comfortably hold a super king-sized bed, with room for a range of additional bedroom furniture. Bedroom two is also a double room, which can comfortably hold a double bed with room for a range of additional bedroom furniture. Bedroom three is a spacious single bedroom with space for wardrobes or chest of drawers. The re-fitted bathroom is fitted with a three-piece suite set against tiled walls and a window which provides plenty of light and natural ventilation.

Outside the property to the front there is small front garden. The rear garden provides a small patio area with the rest of the garden being mostly laid to lawn which is enclosed providing a good degree of privacy.



Room Details

Ground Floor

Entrance Hall

Kitchen 10'1" x 9'0" (3.07m x 2.74m)

Lounge/Diner 21'3" x 10'9" (6.48m x 3.28m)

Conservatory 13'6" x 10'3" (4.11m x 3.12m)

First Floor

Landing

Master Bedroom 10'9" x 10'8" (3.28m x 3.25m)

Bedroom Two 12'5" x 10'1" (3.78m x 3.07m)

Bedroom Three 11'9" x 7'1" (3.58m x 2.16m)

Family Bathroom

Outside

Front Garden

Rear Garden



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

