



## Brock Road, Langley Green, Crawley, RH11 7PS

Taylor Robinson is delighted to welcome to the market a 3 bedroom end terrace family home. The property in brief comprises of an entrance hall with stairs rising to the first floor and a storage cupboard, a fully fitted kitchen with access to the private rear garden and a living room with sliding doors allowing further access to the garden. The first floor offers three bedrooms. Bedroom one, two and three offering built in wardrobes and there is a family bathroom fitted in a white contemporary suite. Externally you will find a low maintenance spacious rear garden mainly laid to lawn with patio area and side access via gate and to the front of the property a driveway with parking for multiple cars. The property also benefits from double glazing, gas central heating, solar panels and the potential to extend (subject to planning permission). The property is confidently located within easy access to the local amenities, schools and bus routes to Crawley town centre and Gatwick Airport.

***Offers In Excess Of £375,000 Freehold***

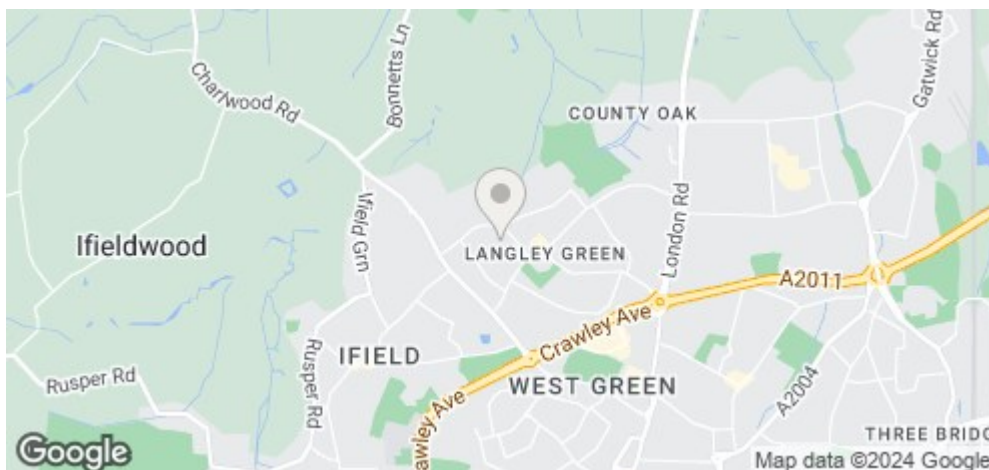
# Brock Road, Langley Green, Crawley, RH11 7PS



- 3 Bedroom End Terrace House
- Private Rear Garden
- Double Glazing & Gas Central Heating
- Fully Fitted Kitchen
- Driveway for Multiple Cars
- Solar Panels
- Good Sized Living/ Dining Room
- Potential to Extend Subject to Planning Permission

Entry 5'3" x 4'9" (1.60 x 1.45)	Bedroom 1 11'8" x 10'11" (3.56 x 3.33 (3.55 x 3.32))
Hallway 10'11" x 7'9" (3.33 x 2.36)	Bedroom 2 10'7" x 8'5" (3.23 x 2.57 (3.22 x 2.56))
Kitchen 10'0" x 9'5" (3.05 x 2.87)	Bedroom 3 8'5" x 7'10" (2.57 x 2.39)
Living/ Dining Room 22'3" x 9'3" (6.78 x 2.82)	Bathroom 8'1" x 5'5" (2.46 x 1.65)
Stairs to First Floor	Outside
Landing 7'6" x 5'7" (2.29 x 1.70)	Rear Garden
	Driveway to front

## Council Tax Band: C





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	