



Woodfield Road, Northgate, Crawley, RH10 8AB

Taylor Robinson is delighted to offer this 3 bedroom semi-detached house boasting an enclosed large rear garden, radiator heating, replacement double glazed windows, a new roof fitted in Feb 2023, a new boiler fitted in March 2023 and a new fully compliant main Fuse box also installed in March 2023. There is a driveway situated to the front of the house.

Ideally located with easy access to local shops, schools and Crawley's town centre. Offered with No Onward Chain.

Asking Price £395,000 Freehold

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- Semi-Detached House
- Radiator Heating
- Enclosed Rear garden
- 3 Bedrooms
- Double Glazed Windows
- Driveway
- No Chain
- Kitchen & Utility Room

Entrance

Hallway

4'7" x 2'9" (1.40 x 0.84)

Living/ Dining Room

19'8" x 9'8" (5.99 x 2.95)

Kitchen

10'10" x 9'8" (3.30 x 2.95)

Utility Room

9'3" x 6'2" (2.82 x 1.88)

Stairs to First Floor

Landing

9'9" x 2'6" (2.97 x 0.76)

Bedroom 1

11'5" x 10'3" (3.48 x 3.12)

Bedroom 2

12'2" x 8'11" (3.71 x 2.72)

Bedroom 3

10'4" x 6'1" (3.15 x 1.85)

Shower Room

5'0" x 4'7" (1.52 x 1.40)

W.C.

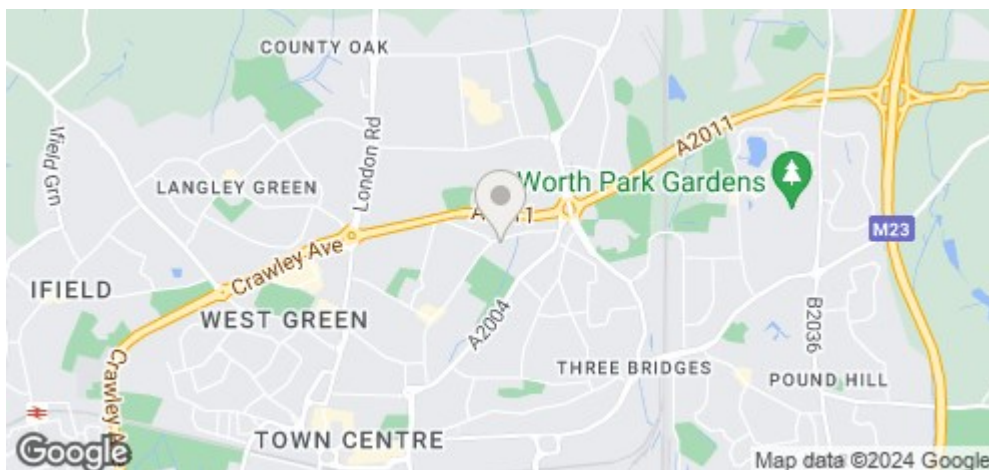
5'11" x 2'6" (1.80 x 0.76)

Outside

Rear Garden

Driveway to front

Council Tax Band: D





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) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC