



## The Croft, Gossops Green, Crawley, RH11 8RQ

Taylor Robinson is delighted to welcome to the market a 3-bedroom extended semi-detached house in the highly sought after area of Gossops Green and conveniently located within easy access to Ifield train station for direct routes to London and Gatwick Airport. The property in brief comprises of an entrance hall with stairs rising to the first floor a fully fitted and extended kitchen with dining area and French doors leading to the private rear garden and a light and airy living room with bay window. There is a side access via the kitchen leading to a utility room, study, W.C., garage and access to the rear garden. The first floor doesn't disappoint either with three good sized bedrooms and a modern bathroom fitted in a white contemporary suite. Externally you will find a good sized private rear garden mainly laid to lawn with patio area. To the front of the property, you will find a driveway with parking for multiple cars and a garage with remote garage door, power and lighting. The property also benefits from double glazing, gas central heating and is conveniently located within easy access to the local amenities, bus routes to Crawley town centre and highly regarded schools.

***Offers In Excess Of £435,000 Freehold***

# The Croft, Gossops Green, Crawley, RH11 8RQ



- 3 Bedroom Extended Semi Detached House
- Modern Bathroom
- Good Sized Private Rear Garden
- Office
- Downstairs W.C.
- Driveway & Garage
- Utility Room
- Double Glazing & Gas Central Heating

Entrance

Hallway

12'4" x 5'4" (3.76 x 1.63)

Kitchen

9'6" x 7'2" (2.90 x 2.18)

Kitchen

17'2" x 6'11" (5.23 x 2.11)

Dining Area

10'6" x 9'4" (3.20 x 2.84)

Living Room

15'6" x 11'4" (4.72 x 3.45)

Utility Room

7'11" x 7'3" (2.41 x 2.21)

Utility Room

11'5" x 2'7" (3.48 x 0.79)

Study

6'10" x 5'1" (2.08 x 1.55)

W.C.

3'8" x 3'0" (1.12 x 0.91)

Garage

14'10" x 8'11" (4.52 x 2.72)

Stairs to First Floor

Landing

8'9" x 7'0" (2.67 x 2.13)

Bedroom 1

15'10" x 9'10" (4.83 x 3.00 (4.82 x 2.99))

Bedroom 2

10'7" x 9'9" (3.23 x 2.97)

Bedroom 3

9'11" x 7'0" (3.02 x 2.13)

Bathroom

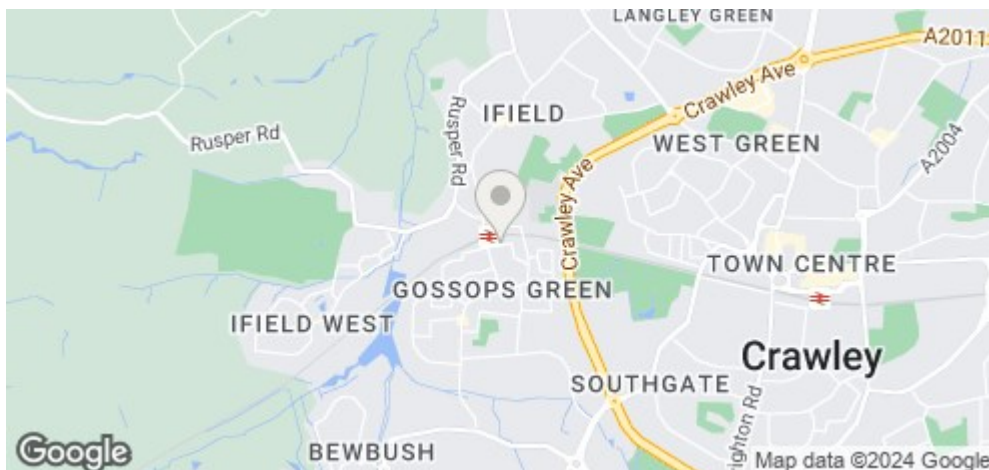
7'0" x 5'3" (2.13 x 1.60)

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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	