



Cherwell Walk, Gossops Green, Crawley, RH11 8BU

Taylor Robinson is delighted to welcome to the market a 2 bedroom well presented and spacious split level maisonette within a quiet location and close to The Millpond, local amenities and Ifield train station for direct routes to London & Gatwick Airport. The property in brief comprises of an entrance hall with stairs rising to the first floor and a utility room with direct access to a private rear garden. The first floor offers a landing with loft access which is partly boarded with ladder and lighting, two large cupboards, one housing the combi boiler, a light and airy living/ dining room with views across the garden, a fully fitted kitchen with dining area, two double bedrooms. Bedroom one has built in wardrobes and there is a family bathroom fitted in a white contemporary suite. Externally you will find a good sized private rear garden mainly laid to lawn with patio area, flower/ shrub surround and a heavy duty shed which has been converted into a useable space with power and lighting. The garden is not overlooked and is conveniently located close to The Millpond. To the front of the property there is ample of on street parking. The property also benefits from an extended Crawley Borough Council lease with 179 years remaining, double glazing, gas central heating and is located close to highly regarded schools and bus routes to Crawley town centre & Gatwick Airport. 'EPC rating: C'

£280,000 Leasehold

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- 2 Bedroom Maisonette
- Fully Fitted Kitchen
- Double Glazing & Gas Central Heating
- Annual Service Charge £250
- Well Presented
- 2 Double Bedrooms
- Lease Term Remaining 179 Years
- Living/ Dining Room
- Private Rear Garden
- Annual Ground Rent £10

Entrance

Entrance Hall

12'5" x 5'11" (3.79 x 1.81)

Utility Room

9'0" x 5'10" (2.75 x 1.80)

Stairs to First Floor

Hallway

3'2" x 11'10" (0.97 x 3.61)

Living/ Dining Room

11'7" x 21'3" (3.55 x 6.48)

Kitchen

6'9" x 14'10" (2.07 x 4.53)

Bedroom 1

11'4" x 9'8" (3.46 x 2.95)

Bedroom 2

9'6" x 11'1" (2.91 x 3.40)

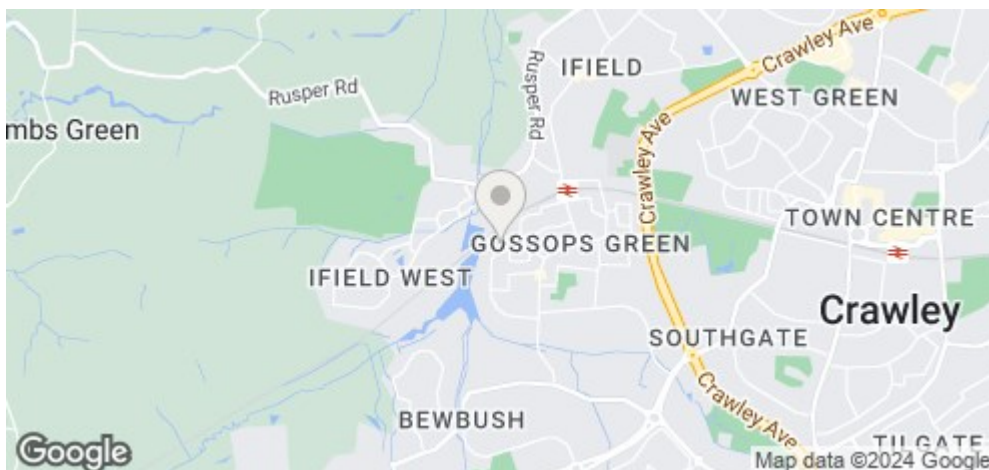
Bathroom

5'2" x 8'9" (1.59 x 2.68)

Outside

Rear Garden

Council Tax Band: C





Floor Plan



Approximate total area^m
 832.83 ft²
 77.37 m²

Reduced headroom
 2 ft²
 0.19 m²

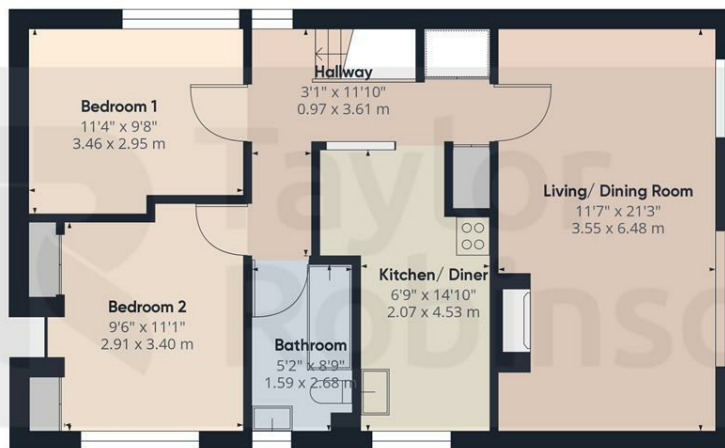
(1) Excluding balconies and terraces.

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Ground Floor



Floor 1

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