



## Chevening Close, Tollgate Hill, Crawley, RH11 9QU

Taylor Robinson is delighted to offer this 2 bedroom terraced home boasting the addition of a double glazed conservatory providing extra living space. The property has a fitted kitchen, replacement double glazed windows, radiator heating and a refitted bathroom.

Ideally situated at the end of a Close with an excellent sized fenced rear garden and gated access to allocated parking.

Located in the popular and sought after Tollgate Hill area with easy access to local shops, schools and the Fastway bus service. the M23 is also easily accessed. Offered for sale with No Chain.

**Asking Price £320,000 Freehold**

# Chevening Close, Tollgate Hill, Crawley, RH11 9QU



- 2 Bedrooms
- Replacement Double Glazed Windows
- No Chain
- Refitted Kitchen & Bathroom
- Radiator Heating
- Conservatory Added
- Excellent Size Enclosed Rear Garden

Front Door

Refitted Bathroom

Entrance Hall

Outside

Living Room

15'5" x 13'0" (4.72 x 3.98)

Rear Garden

Allocated Parking Space

Fitted Kitchen

13'0" x 7'6" (3.98 x 2.31)

Conservatory / Dining Room

9'11" x 8'7" (3.03 x 2.63)

Stairs to first floor Landing

Bedroom 1

11'11" x 9'10" (3.65 x 3.01)

Bedroom 2

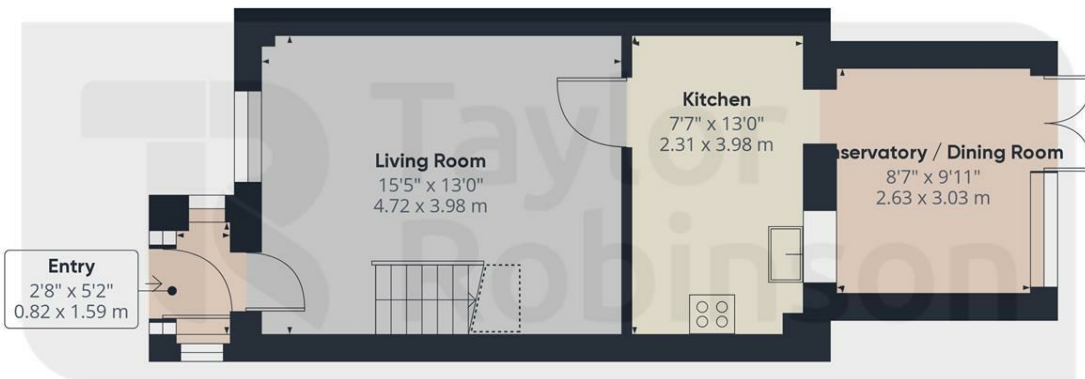
11'3" x 6'4" (3.43 x 1.94)

## Council Tax Band: C

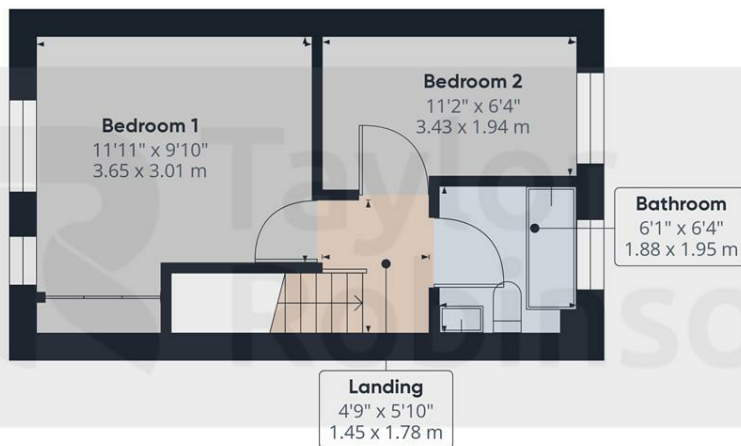




# Floor Plan



Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**  
685.17 ft<sup>2</sup>  
63.65 m<sup>2</sup>

**Reduced headroom**  
13.97 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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.

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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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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