



Forester Road, Southgate, Crawley, RH10 6EG

Taylor Robinson welcomes to the market a 3 bedroom terrace house in the sought after area of Southgate, conveniently located close to Crawley town centre and Crawley train station for direct routes to London & Gatwick Airport. The property is offered to the market with no onward chain and in brief comprises of an entrance hall with stairs rising to the first floor, a fully fitted kitchen with rear access to the garden, dining and living room. There are three good sized bedrooms and a shower room. Externally you will find a good size private rear garden mainly laid to lawn with patio area and pond and to the front of the property gated access with low level wall. The property also benefits from double glazing, gas central heating and located close to highly regarded schools and the local amenities.

£325,000 Freehold

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- Three Bedroom Terrace House
- Fully Fitted Kitchen
- Double Glazing
- Close To Crawley Train Station For Direct Routes To London
- Chain Free
- Shower Room
- Gas Central Heating
- Good Condition
- Good Sized Rear Garden
- Close to Crawley Town Centre

Entrance

Hallway

11'9" x 9'2" (3.59 x 2.80)

Kitchen

8'9" x 10'0" (2.69 x 3.07)

Dining Room

9'1" x 9'11" (2.79 x 3.04)

Living Room

11'9" x 10'11" (3.60 x 3.34)

Stairs to First Floor

Landing

2'10" x 9'8" (0.88 x 2.97)

Bedroom 1

10'2" x 12'4" (3.10 x 3.78)

Bedroom 2

10'10" x 10'9" (3.31 x 3.28)

Bedroom 3

11'8" x 5'10" (3.58 x 1.78)

Shower Room

5'8" x 7'6" (1.73 x 2.29)

Outside

Rear Garden

Front Garden

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) A		88
(81-91) B		
(69-80) C	72	
(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 