



## Evelyn Walk, Tilgate, Crawley, RH10 5AT

Taylor Robinson is delighted to welcome to the market an immaculately presented 3 bedroom house in the highly sought after area of Tilgate, conveniently located within easy access to Crawley town centre and Crawley main line station for direct routes to London Victoria and 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, living room with access to the modern kitchen/ diner and sliding doors leading to the private rear garden. There are three good sized bedrooms and a family bathroom fitted in a white contemporary suite. Externally you will find a landscaped garden with patio area, artificial grass and a cabin with power, lighting and bifold doors. To the front of the property there is a driveway for multiple cars. The property also benefits from double glazing, gas central heating and is close to highly regarded schools and bus routes to Gatwick Airport.

**£390,000 Freehold**

# Evelyn Walk, Tilgate, Crawley, RH10 5AT



- 3 Bedroom House
- Kitchen/ Diner
- Cabin With Bi- Folding Doors
- Gas Central Heating
- Chain Free
- 3 Good Sized Bedrooms
- Driveway
- Immaculately Presented Throughout
- Landscaped Rear Garden
- Double Glazing

Entrance

Hallway

5'5" x 6'3" (1.66 x 1.91)

Living Room

10'9" x 11'7" (3.28 x 3.55)

Kitchen/ Diner

20'2" x 9'3" (6.17 x 2.82)

Stairs to First Floor

Landing

9'6" x 2'10" (2.92 x 0.88)

Bedroom 1

11'1" x 11'1" (3.38 x 3.39)

Bedroom 2

12'1" x 9'9" (3.70 x 2.99)

Bedroom 3

5'9" x 11'6" (1.77 x 3.51)

Bathroom

7'3" x 5'10" (2.23 x 1.79)

Outside

Rear Garden

Cabin

7'10" x 11'9" (2.4 x 3.6)

Storage Area

3'7" x 9'6" (1.1 x 2.9)

Driveway to front

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	