



Holmbury Close, Southgate, Crawley, RH11 8TG

Taylor Robinson are delighted to offer this exceptional 3 bedroom detached home which is offered for sale in excellent condition throughout, boasting replacement double glazed windows, downstairs cloakroom and benefitting from the addition of a double glazed porch.

Other features include the large sized living room, nicely presented kitchen, open plan to dining room and a refitted shower room.

Ideally situated on a corner plot with southwest facing rear garden, fenced and walled on all sides, wooden decking area and raised sun terrace. There is a driveway to front with parking for several cars.

Located in the popular and sought after Southgate area with easy access to Crawley's town centre, schools and mainline station.

£545,000 Freehold

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- 3 Bedroom Detached House
- Dining Room
- Replacement Double Glazed Windows

- Lounge
- Cloakroom
- Garden

- Kitchen
- Radiator Heating
- Corner Plot

Double Glazed Entrance Porch
9'8" x 2'11" (2.96 x 0.91)

Entrance Hall
19'2" x 6'1" (5.85 x 1.86)

Cloakroom
3'7" x 5'11" (1.10 x 1.82)

Lounge
10'11" x 17'2" (3.33 x 5.25)

Study
8'11" x 7'3" (2.73 x 2.23)

Kitchen/ Dining Room
11'10" x 17'7" (3.62 x 5.36)

Utility Room
5'11" x 9'3" (1.82 x 2.83)

Stairs to first floor

Landing
8'7" x 6'8" (2.64 x 2.05)

Inner Landing
2'10" x 5'5" (0.87 x 1.66)

Bedroom 1
10'10" x 15'0" (3.31 x 4.58)

Bedroom 2
12'0" x 11'4" (3.67 x 3.46)

Bedroom 3
6'9" x 9'11" (2.07 x 3.03)

Refitted Shower Room
6'0" x 8'10" (1.85 x 2.70)

Outside

Corner Plot Rear Garden

Driveway

Garage/ Storage Room
9'10" x 11'6" (3.00 x 3.52)

Council Tax Band: E





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		
(81-91) B		
(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	