



## The Birches, Three Bridges, Crawley, RH10 1SA

Welcome to The Birches in Crawley! This charming terraced house, offers 2 double bedrooms, refitted shower room, and generous living space, this property is perfect for those seeking a comfortable home or a first time purchase.

Step inside to discover a beautifully refitted kitchen, ideal for whipping up delicious meals and entertaining guests. The refitted shower room adds a touch of luxury, providing a relaxing space to unwind after a long day.

Enjoy the abundance of natural light that streams through the replacement double glazed windows, creating a warm and inviting atmosphere throughout the house. The property's older age adds character and charm, making it an excellent find in the area.

Conveniently located near Three Bridges station, commuting is a breeze for those working in the city or exploring the surrounding areas. With no chain, you can make this house your home without any delays or complications.

Don't miss out on the opportunity to own this delightful property in Crawley. Whether you're a first-time buyer or small family, this terraced house at The Birches is sure to capture your heart.

**£365,000 Freehold**

# The Birches, Three Bridges, Crawley, RH10 1SA



- No Chain
- Refitted Shower Room
- Enclosed rear garden
- Two Double Bedrooms
- Radiator Heating
- Close to Three Bridges Station
- Refitted Kitchen/Diner
- Double Glazed Windows

Entrance Hall

Living Room

15'9" x 10'9" (4.81 x 3.30)

Kitchen / Dining room

15'9" x 12'1" (4.81 x 3.69)

Utility Room

4'4" x 4'3" (1.34 x 1.30)

Stairs to First Floor Landing

Bedroom 1

15'10" x 8'7" (4.84 x 2.64)

Bedroom 2

10'11" x 10'0" (3.34 x 3.07)

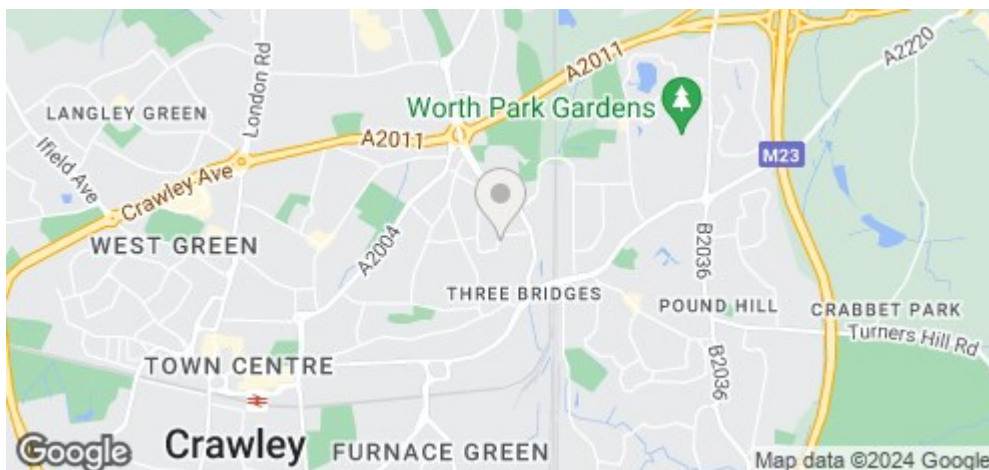
Refitted Shower Room

Separate Toilet

Outside

Rear 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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