



## Tillotson Close, Maidenbower, Crawley, West Sussex, RH10 7WQ

**£325,000 - £335,000 Guide price**

- Two double bedroom terraced house
- Spacious lounge to the front
- Very well presented throughout
- Fitted kitchen / diner with patio doors to rear garden
- Enclosed rear garden with patio and lawn
- Viewing highly recommended
- Allocated parking and garage en bloc
- One mile walk to Three Bridges train station
- EPC rating C

## Property Description

Homes Partnership is delighted to offer for sale this two double bedroom, middle terrace house, located in the residential neighbourhood of Maidenbower. The property offers spacious living accommodation, the ground floor comprises a lounge to the front and a kitchen / diner with built in oven and hob and patio doors opening to the rear garden. On the first floor there are two double bedrooms and bathroom fitted with a white suite. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden is laid with slate chippings with borders filled with plants and shrubs. There is one allocated parking space. The rear garden is a feature of the property and a great space for entertaining family and friends with a paved patio area, lawn, decorative plants and shrubs and a central water feature. Gated rear access leads to the garage which is located to the side of the property. Conveniently located just one mile walk from Three Bridges train station and close to a 24 hour Fastway bus route this is ideally located for all needs and we would urge an early viewing before this gets snapped up!

External courtesy light. External storage cupboard. Front door opening to:

**ENTRANCE LOBBY** Space for coats. Door to:

**LOUNGE** 16' 4" x 12' 1" (4.98m x 3.68m) approximate. Two radiators. Stairs to the first floor. Door to:

**KITCHEN** 12' 1" x 9' 4" (3.68m x 2.84m) approximate. Fitted with a range of wall and base level units incorporating a single bowl, single drainer sink unit with mixer tap. Built in oven and hob with filter hood over. Space for washing machine and fridge / freezer. Under stair cupboard. Boiler housed in cupboard. Radiator. Patio doors opening to the rear garden.

**FIRST FLOOR LANDING** Stairs from the lounge. Storage cupboard. Hatch to loft space. Doors to both bedrooms and bathroom.

**BEDROOM ONE** 12' 1" x 9' 4" (3.68m x 2.84m) approximate. Radiator. Window overlooking the rear garden.





**BEDROOM TWO** 12' 1" x 8' 7" (3.68m x 2.62m) approximate. Fitted wardrobe with mirrored sliding doors. Radiator. Window overlooking the rear garden.

**BATHROOM** Fitted with a white suite comprising a P-shaped bath with shower over, wash hand basin and a low level WC. Extractor fan. Heated towel rail.

**OUTSIDE**

**FRONT GARDEN** Laid with slate chippings with borders filled with plants and shrubs. Steps to front door.

**ALLOCATED PARKING** There is one allocated parking space to the front of the property.

**REAR GARDEN** The rear garden is a great space for entertaining family and friends with a paved patio area adjacent to the property, the remainder being mostly laid to lawn with beds filled with plants, shrubs and trees. Central water feature. External water tap. Timber garden shed. Enclosed by fence with gated rear access.

**GARAGE** There is a single garage located to the side of the property.

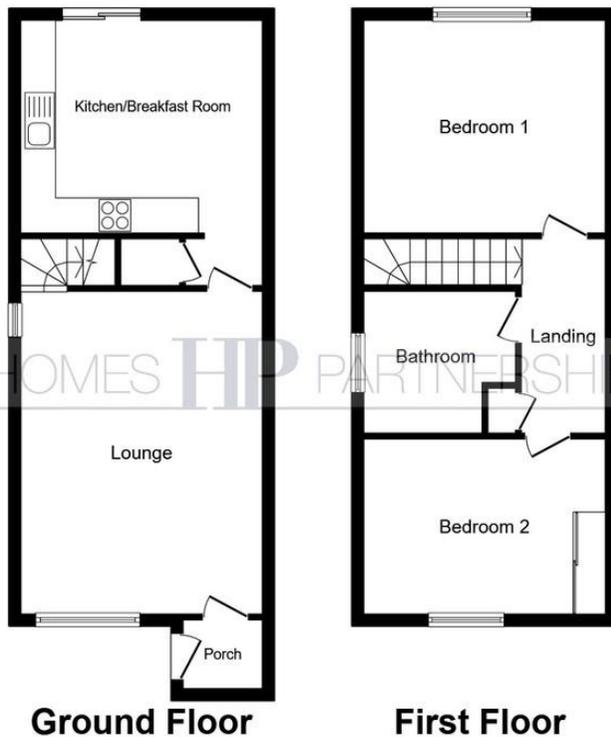
**USEFUL INFORMATION**

**MAINS SERVICES** Gas / Electric / Water / Drainage

**TRAVELLING TIME TO STATIONS**

Three Bridges By car 5 mins On foot 20 mins - 1 mile  
Crawley By car 10 mins On foot 44 mins - 2.2 miles  
(source google maps)





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### AREA INFORMATION

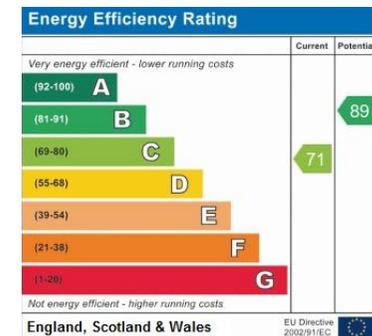
Located in the south east corner of the town, the neighbourhood of Maidenbower was developed on farmland between the M23 and the London-Brighton railway. Bordered by Pound Hill to the north and Furnace Green across the railway line to the west, there are two infant schools, junior school and Oriel High School. There is a parade of shops for every day needs, community centre and surgeries. The popular Frogshole Farm pub, an original 16th century farm building, offers classic pub food, as does the Coaching Halt pub restaurant which lies adjacent to Maidenbower Business Park off the Balcombe Road. The 24 hour Fastway Metrobus service connects the neighbourhood with Gatwick Airport and Crawley town centre, while Three Bridges mainline station is on the doorstep offering fast and direct services to London. Many say Maidenbower has a distinct village feel despite being so central to all the facilities that Crawley has to offer, what more could you want?

**TENURE** Freehold

**COUNCIL TAX BAND** D £1,939

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

**SERVICES TO PURCHASERS:** As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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