



Fennel Crescent, Broadfield, Crawley, West Sussex, RH11 9DP

£250,000

- Three bedroom end of terrace house
- No onward chain
- Conveniently placed for the 24 hour Fastway bus service
- Lounge with feature fireplace
- Fitted kitchen with built in oven & hob
- Ideal family home
- Downstairs cloakroom
- Low maintenance rear garden
- EPC rating D

Property Description

Offered for sale with no onward chain is this three bedroom end of terrace house located in the residential neighbourhood of Broadfield,. The property does require some updating but offers, bright, spacious living accommodation, the ground floor comprises a porch, entrance hall, lounge with a feature fireplace and French doors, plus a window opening to the rear garden and a cloakroom. On the first floor there are three bedrooms, two double rooms and a single room and a 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 paved with plants and shrubs and the rear garden is easily maintained being fully paved with plants and shrubs. The property is conveniently placed for the 24 hour Fastway bus service, connecting the area to Crawley, Manor Royal and Gatwick Airport. With local amenities close by and schools, this would be an ideal family home and we would urge a viewing to see if this would suit your needs.

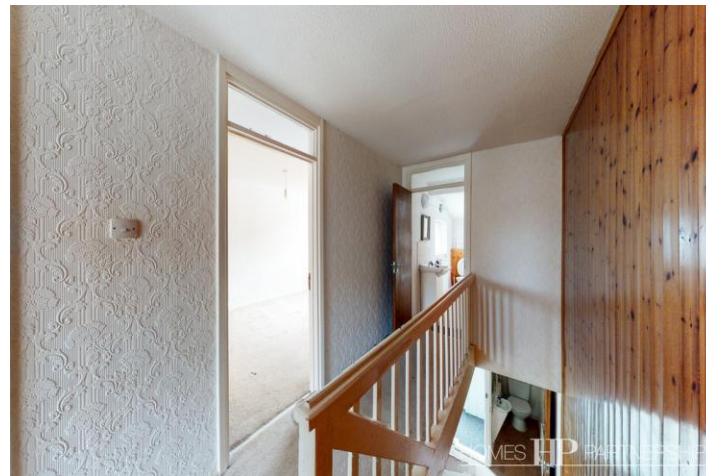
PORCH Front door opening to porch. Two storage cupboards. Door to:

ENTRANCE HALL Stairs to the first floor. Radiator. Doors to kitchen, cloakroom and:

LOUNGE 14' 10" x 14' 3" (4.52m x 4.34m) approximate. Radiator. Feature fireplace with brick hearth and surround. French doors, plus further window opening to the rear garden.

KITCHEN 14' 9" x 8' 3" (4.5m x 2.51m) approximate. Fitted with a range of wall and base level units incorporating a single bowl, single drainer, stainless steel sink unit with mixer tap. Built in double oven and built in hob with extractor hood over. Space for fridge / freezer and washing machine. Radiator. Window to the front. Door opening to the side aspect.





CLOAKROOM Fitted with a white suite comprising a low level WC and a wash hand basin. Radiator. Wall mounted boiler. Window to the side aspect.

FIRST FLOOR LANDING Stairs from the entrance hall. Hatch to loft space. Storage cupboard. Doors to all bedrooms and bathroom.

BEDROOM ONE 14' 11" x 8' 4" (4.55m x 2.54m) approximate. Radiator. Window overlooking the rear garden.

BEDROOM TWO 14' 9" x 8' 4" (4.5m x 2.54m) approximate. Radiator. Window to the front.

BEDROOM THREE 11' 5" x 5' 5" (3.48m x 1.65m) approximate. Radiator. Window overlooking the rear garden.



BATHROOM Fitted with a white suite comprising a bath with shower over, wash hand basin and a low level WC with concealed cistern. Cupboard. Radiator. Opaque window to the side aspect.

OUTSIDE

FRONT GARDEN Paved with plants and shrubs. Gated side access leading to:

REAR GARDEN Low maintenance having concrete and paving, plants and shrubs. Enclosed by wall and fence with gated side access.

USEFUL INFORMATION

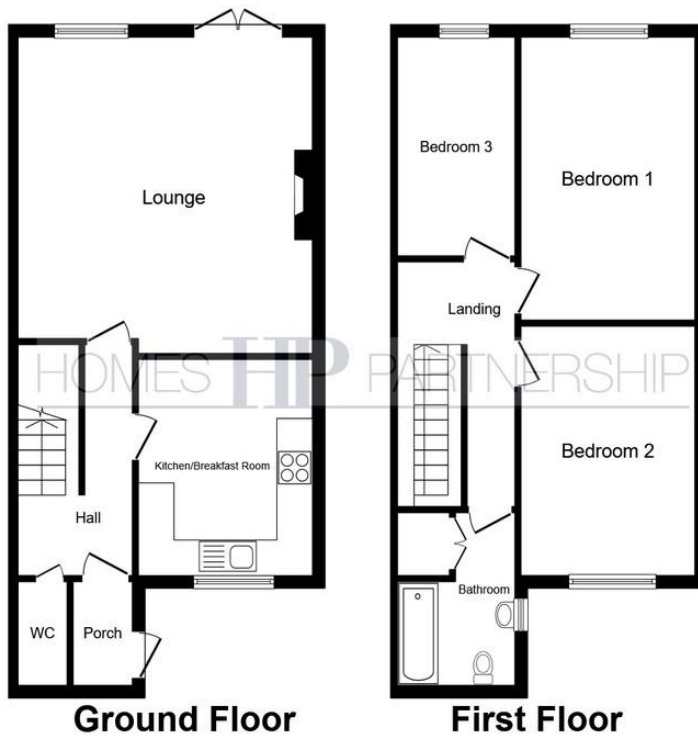
MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Crawley	By car	9 mins	On foot	34 mins - 1.7 miles
Field	By car	6 mins	On foot	32 mins - 1.6 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

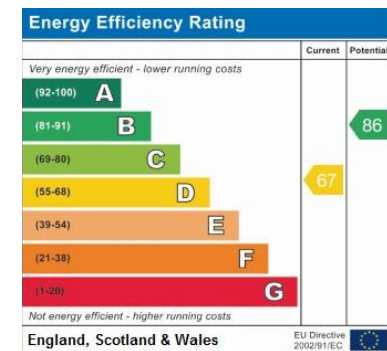
Located to the south west of the town, Broadfield has one of the largest neighbourhood shopping parades in the town with a wide variety of shops, a library, a church, a nearby mosque and a large medical centre. There are two primary schools, an adventure playground, many open spaces with football pitches and the Broadfield Stadium which is home to Crawley Town Football Club. Broadfield Park is next to the stadium, this used to be part of Tilgate Estate and there is a small lake and some woods. Buchan Country Park and Tilgate Park are roughly equidistant, both with large, open spaces to relax in and K2 Leisure centre is nearby. The 24 hour Fastway bus service connects Broadfield to Crawley town centre, Gatwick Airport and beyond and the A23 / M23 provides access to London and the south coast.

TENURE Freehold

COUNCIL TAX BAND C £1,724

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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