



The Birches, Three Bridges, Crawley, West Sussex, RH10 1SA

Offers in excess of £330,000

- Three bedroom end of terrace house
- No onward chain
- 0.5 miles to Three Bridges train station
- Lounge to the front
- Fitted kitchen with built in oven & hob
- Ideal family home
- Refitted bathroom and separate WC
- Rear garden with patio and lawn
- EPC rating C

Property Description

Offered for sale via Homes Partnership with no onward chain, is this three bedroom end of terrace house located in the residential neighbourhood of Three Bridges, just 0.5 miles from Three Bridges train station. The ground floor comprises an entrance hall, lounge to the front with feature fireplace, dining room with patio doors opening to the rear garden, fitted kitchen with built in oven and hob and a door opening to the rear garden and a utility area. On the first floor there are three bedrooms: bedrooms one and two have built in wardrobes with mirrored sliding doors and a bathroom refitted with a white suite and separate WC. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden is low maintenance being fully brick paved. The rear garden has a patio area adjacent to the property, lawn and a shingled area to the rear. With a choice of schools close by, and local amenities, including a supermarket within walking distance, this would be a great family home and we would urge a viewing to see if this would suit your needs.

CANOPY PORCH External courtesy light. Front door opening to:

ENTRANCE HALL Large storage cupboard. Stairs to first floor. Doors to utility area and:

LOUNGE 10' 9" x 10' 6" (3.28m x 3.2m) approximate. Radiator. Fireplace with a wooden mantelpiece. Window to the front. Archway to:

DINING ROOM 10' 2" x 9' 10" (3.1m x 3m) approximate. Radiator. Patio doors opening to the rear garden. Door to:

KITCHEN 10' 2" (3.1m) maximum narrowing to 9' 1" x 10' 0" (2.77m x 3.05m) approximate. Fitted with a range of wood finish wall and base level units with corner shelving, glass display cabinet and a one and a half bowl, single drainer, sink unit with mixer taps. Built in gas hob with extractor filter and built in single electric oven. Space for dishwasher. Window and door opening to the rear garden. Arch leading to:





UTILITY AREA Under stair storage cupboard. Gas meter cupboard. Space for fridge / freezer. Work counter with space for washing machine and tumble dryer below. Window to the side aspect.

FIRST FLOOR LANDING Stairs from the entrance hall. Hatch to loft. Airing cupboard containing combi boiler and shelving. Doors to all bedrooms, bathroom and separate WC.

BEDROOM ONE 10' 8" x 9' 1" (3.25m x 2.77m) approximate. Built in wardrobes with sliding, mirrored doors. Radiator. Window to the front.

BEDROOM TWO 12' 1" (3.68m) maximum narrowing to 8' 0" x 8' 0" (2.44m x 2.44m) approximate. Built in wardrobes with sliding, mirrored doors. Window overlooking the rear garden.



BEDROOM THREE 10' 8" x 5' 6" (3.25m x 1.68m) approximate. Radiator. Bulkhead recessed area offering space for shelving. Window to the side aspect.

BATHROOM Refitted with a white suite comprising a bath with mixer taps, glazed shower screen and wall mounted shower over and a pedestal wash hand basin with mixer taps. Fully tiled walls. Heated towel rail. Opaque window to the rear.

SEPARATE WC Refitted with a white low level WC. Fully tiled walls. Opaque window to the rear.

OUTSIDE

REAR GARDEN South East facing rear garden laid to lawn with a patio adjacent to house and pathway leading to the rear of the garden with an area laid with shingle. Garden shed. External security light. External water tap. Enclosed by fence with gated side access.

USEFUL INFORMATION

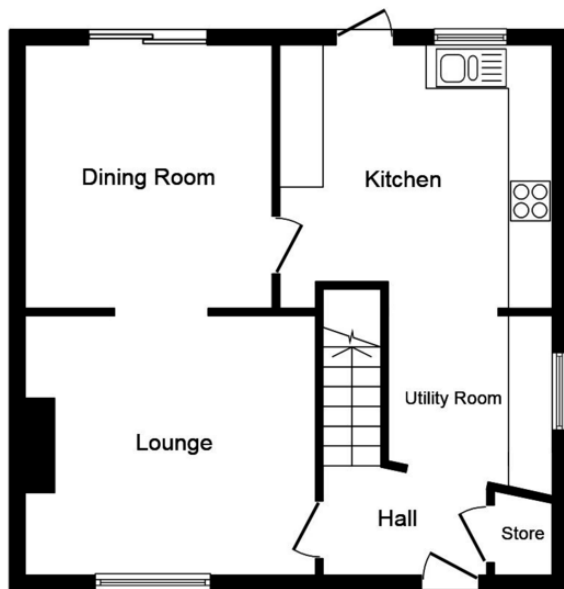
MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

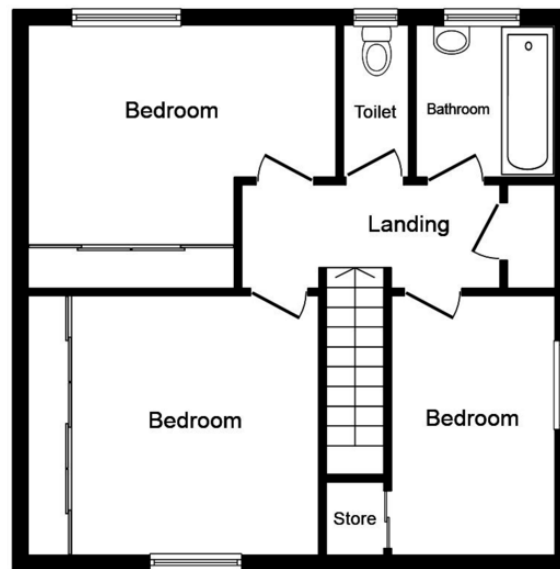
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|---------------|---------------|-----------------------------|
| Three Bridges | By car 3 mins | By foot 10 mins – 0.5 miles |
| Crawley | By car 6 mins | By foot 27 mins – 1.3 miles |

(Sourced from Google Maps)





Ground Floor



First Floor

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

This property is located within the residential area of Three Bridges, which benefits from a main line railway station connecting Crawley to London Victoria. Other facilities include neighbourhood parade of shops, schooling and Tesco superstore. Readily accessible is the Hawth Arts Centre, Hazelwick School, Manor Royal and Gatwick Airport, whilst junction 10 of the M23 is near at hand as is the A23 leading to the K2 leisure centre. Crawley town centre with its comprehensive range of shopping facilities is accessible via local bus services and in some instances on foot.

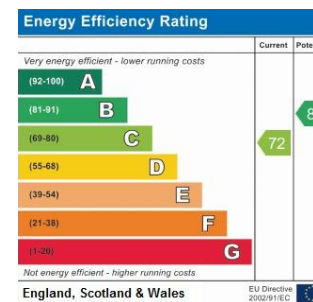
PLEASE NOTE In 2017 there was 'suspect knotweed' at the back of the garden to the left. The plant appeared from the neighbouring garden and shoots were treated with weed killer in 2018 and again in 2019. The neighbours have since removed the shrub on their side of the fence. The plant never developed the distinctive white flowers. Buyers should seek their own insurance / treatment plan to satisfy any concerns.

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.



44 High Street, Crawley,
West Sussex, RH10 1BW

www.homes-partnership.co.uk
01293 529999
info@homes-partnership.co.uk

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