



## Jersey Road, Cottesmore Green, Crawley, West Sussex, RH11 9QB

£350,000

- Three bedroom semi detached house
- Refitted shower room
- Single garage
- Conservatory to the rear
- Drive way for two vehicles
- Rear garden with patio and lawn
- No onward chain
- Ideal family home
- EPC rating C

## Property Description

Offered for sale via Homes Partnership with no onward chain is this three bedroom semi detached property located in the residential neighbourhood of Cottesmore Green, on the outskirts of Crawley. The property has the addition of a conservatory to the rear. The ground floor accommodation in full comprises an entrance hall, lounge to the front, dining room with patio doors opening to the conservatory which in turn opens to the rear garden, and a fitted kitchen with a door opening to the rear garden. On the first floor there are three bedrooms, bedroom one has a double fitted wardrobe, bedroom two has a fitted cupboard housing the hot water tank and the third bedroom has an over stair bulkhead cupboard. There is a shower room refitted with a white suite. Outside the front has a block paved drive way for two vehicles and an area laid to lawn. There is a single garage to the side of the property. The rear garden is a great size being a corner plot and has patio and lawn. In our opinion, this would be a great family home and we would urge a viewing to see if it would suit your needs.

**CANOPY PORCH** External courtesy lights. Front door opening to:

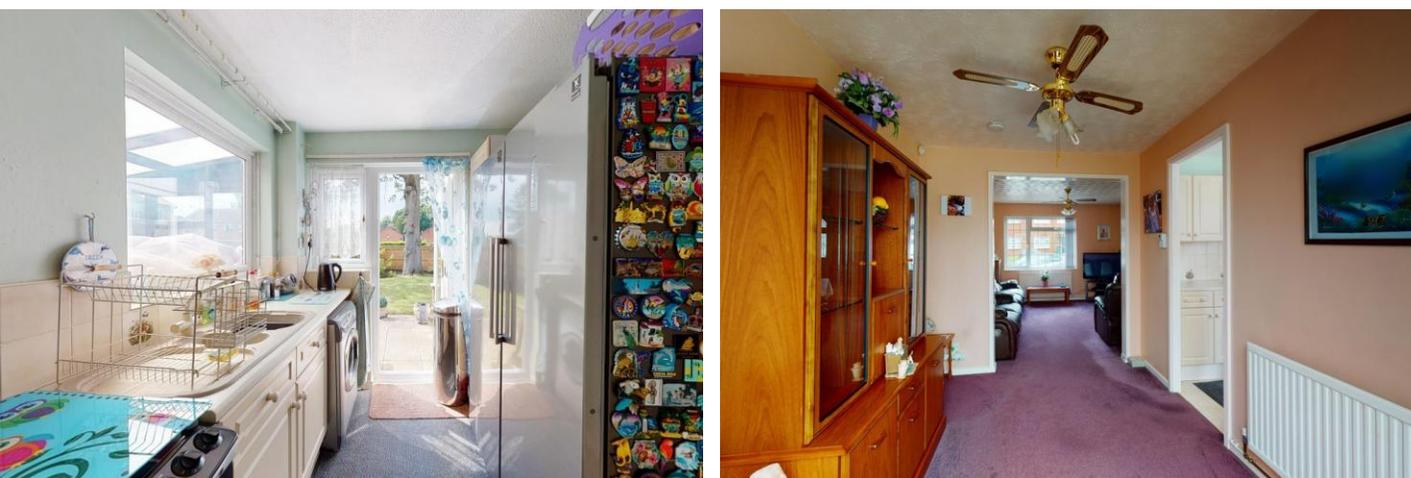
**ENTRANCE HALL** Stairs to the first floor. Radiator. Opening to:

**LOUNGE** 13' 2" x 12' 4" (4.01m x 3.76m) maximum narrow ing to 11' 9" (3.58m) approximate. Radiator. Under stair cupboard. Georgian style window to the front. Opening to:

**DINING ROOM** 10' 11" x 7' 9" (3.33m x 2.36m) approximate. Radiator. Patio doors opening to the conservatory. Opening to:

**KITCHEN** 10' 10" x 7' 4" (3.3m x 2.24m) approximate. Fitted with wall and base level units incorporating a one and a half bowl, single drainer sink unit with mixer tap. Space for cooker, washing machine and American style fridge / freezer. Radiator. Dual aspect with a window to the side aspect into summer house and a window and door opening to the rear garden.

**CONSERVATORY** French doors opening to the rear garden.





**FIRST FLOOR LANDING** Stairs from the entrance hall. Radiator. Hatch to loft space. Window to the side aspect. Doors to all bedrooms and shower room.

**BEDROOM ONE** 13' 0" x 8' 9" (3.96m x 2.67m) approximate. Radiator. Double fitted wardrobe / cupboard. Window to the front.

**BEDROOM TWO** 9' 6" x 9' 0" (2.9m x 2.74m) approximate. Radiator. Cupboard housing the hot water tank. Window overlooking the rear garden.

**BEDROOM THREE** 9' 6" x 6' 7" (2.9m x 2.01 m) maximum narrow ing to 6' 5" (1.96m) approximate. Radiator. Over stair bulkhead cupboard. Window to the front.



**SHOWER ROOM** Refitted with a white suite comprising a shower cubicle, wash hand basin and a low level WC. Radiator. Opaque window to the rear.

**OUTSIDE**

**DRIVE WAY** Block paved drive to the front of the property for two vehicles.

**FRONT GARDEN** Open plan area laid to law n.

**GARAGE** To the side of the property with up and over door.

**REAR GARDEN** Paved patio area to the side and rear of the property, the remainder being laid to law n with plants, shrubs and a tree. Shed. Summer house. Enclosed by fence with gated rear access.

**USEFUL INFORMATON**

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

**TRAVELLING TIME TO STATIONS**

Craw ley By car 10 mins On foot 41 mins - 2 miles  
lfield By car 7 mins On foot 33 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

**Vendor's comments**

My Dad brought this house over 25 years ago as it is in a nice, quiet close. He brought it for the location and being close to work. Circumstances have now changed and I am moving away to the coast. We will miss this property and hope a new buyer enjoys it as we have.

**AREA INFORMATION**

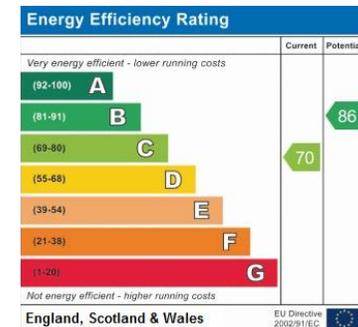
Cottesmore Green is a development on the outskirts of the neighbourhood of Broadfield, immediately adjacent to Buchan Country Park offering 170 acres of beautiful countryside right on your doorstep! Cottesmore Hotel Golf and Country Club is close by as is Cottesmore School. Broadfield has a comprehensive shopping parade, 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. Bus routes connect the area to Crawley town centre and beyond and access to both the A264 and the A23 / M23 is straightforward.

**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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