



Ewhurst Road, West Green, Crawley, West Sussex, RH11 7HE

£350,000 - £375,000 Guide price

- Three bedroom end of terrace house
- Fully redecorated throughout
- Ideal family home
- Two reception rooms
- Front and rear gardens
- Viewing highly recommended
- Potential for parking STPP
- No onward chain
- EPC rating C

Property Description

Homes Partnership is delighted to offer for sale with no onward chain, this three bedroom end of terrace house that has been fully redecorated throughout with new flooring and carpets. The property comprises an entrance hall, lounge to the front with feature fireplace and inset coal effect fire, dining room with patio doors opening to the rear garden and a refitted kitchen with built in oven and hob and a door opening to the rear garden. On the first floor there are three bedrooms and a refitted bathroom. The property benefits from double glazing throughout, Georgian style to the front, and heating by gas to a system of hot water radiators. Outside the front garden is laid to lawn with paving. The rear garden has patio and lawn. The property does offer the potential for off road parking subject to planning permission. Located less than one mile from Crawley train station and town centre, in our opinion this would be an ideal family home with a choice of schooling and local amenities close by. We would urge a viewing to see if this would suit your needs.

CANOPY PORCH External courtesy light. Front door opening to:

ENTRANCE HALL Stairs to the first floor. Radiator. Work surface with space for washing machine and tumble dryer with a wall level unit above. Opaque window to the front. Opening to kitchen. Door to:

LOUNGE 11' 10" x 10' 10" (3.61m x 3.3m) approximate. Feature fireplace with inset coal effect fire. Radiator. Window to the front. Opening to:

DINING ROOM 9' 8" x 9' 0" (2.95m x 2.74m) approximate. Radiator. Patio doors opening to the rear garden. Opening to:

KITCHEN 10' 3" x 9' 0" (3.12m x 2.74m) approximate. Refitted 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 hob with extractor hood over. Integral fridge / freezer and dishwasher. Wall mounted boiler. Window to the rear and door opening to the rear garden.





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

BEDROOM ONE 11' 0" x 11' 0" (3.35m x 3.35m) approximate. Radiator. Over stair wardrobe / cupboard. Window to the front.

BEDROOM TWO 10' 11" (3.33m) maximum narrowing to 7' 11" x 10' 1" (2.41m x 3.07m) approximate. Radiator. Fitted w wardrobes with mirrored sliding doors. Window overlooking the rear garden.

BEDROOM THREE 11' 11" x 7' 1" (3.63m x 2.16m) maximum narrowing to 5' 8" (1.73m) approximate. Radiator. Over stair bulkhead cupboard. Window to the front.



BATHROOM Refitted with a white suite comprising a bath with shower over and separate shower attachment and a vanity unit with cupboards and a drawer with inset wash basin and a low level WC with concealed cistern. Radiator. Two opaque windows to the rear.

OUTSIDE

FRONT GARDEN Mostly laid to lawn with paving and shrubs. Enclosed by hedge with gated access. Path and gated side access to:

REAR GARDEN Crazy paved patio area adjacent to the property, the remainder being mostly laid to lawn with shrubs and a paved area to the rear. External water tap. Enclosed by fence with gated side access.

USEFUL INFORMATION

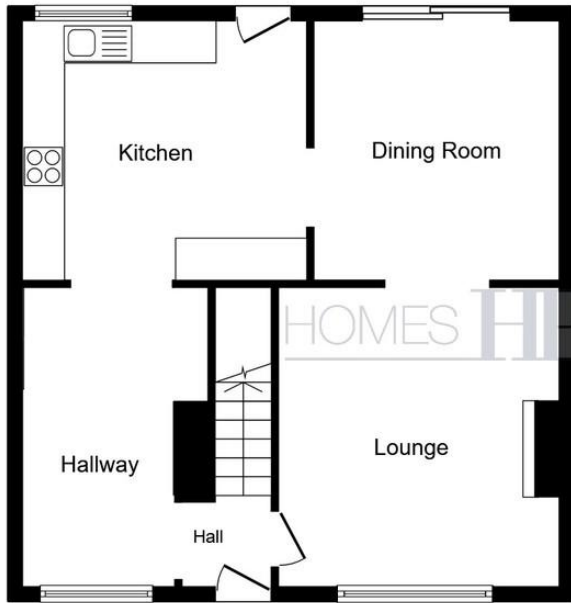
MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

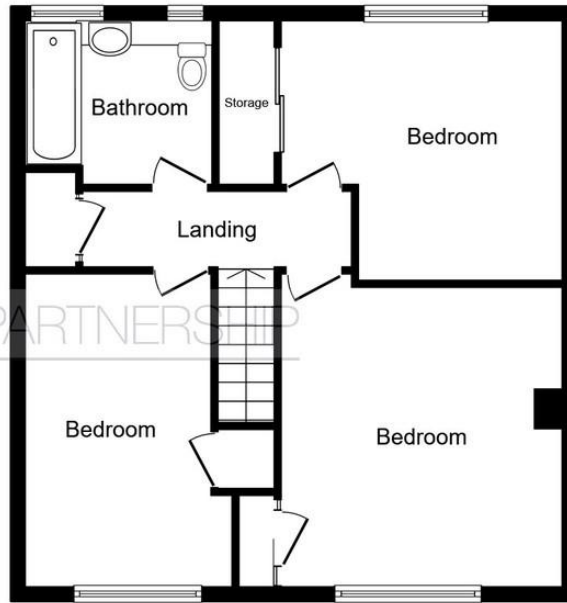
Three Bridges	By car	7 mins	On foot	39 mins - 1.9 miles
Crawley	By car	5 mins	On foot	18 mins - 0.9 miles

(source 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

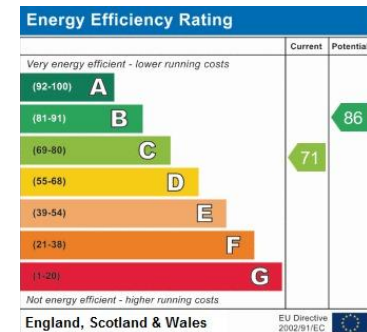
West Green was the first neighbourhood to be developed and is one of the smallest and closest to the town centre. Northgate and the town centre lie to the east of West Green, Southgate to the south, Ifield to the west and Langley Green to the north. West Green is home to Crawley Hospital, since the 1990s many services have been moved to East Surrey Hospital in Redhill and Crawley hospital has a sub-acute status. Crawley Fire Station is on the edge of West Green. The neighbourhood is served with a small parade of shops, a pub, primary school and church. The park offers a tranquil space to relax in yet is within walking distance of the town centre. Metro bus has routes through West Green and within walking distance is Crawley train station and all the facilities at Crawley Leisure Park including Hollywood Bowl, Cineworld multi-screen cinema, gym and swimming pool, and many restaurants including Bella Italia, Waga Mammias, Harvester and Nandos.

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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