



Taylor  
Robinson



## Ash Road, Three Bridges, Crawley, RH10 1SH

Guide Price £425,000 - £450,000

Welcome to Ash Road, Three Bridges, Crawley - a charming property that offers the perfect blend of comfort and convenience. This delightful semi-detached house boasts 3 bedrooms, ideal for a growing family or those in need of extra space. The property features an extended layout with the potential for a second story extension, providing a spacious and versatile living environment.

One of the standout features of this property is the additional study, offering a dedicated space for work or relaxation. The inclusion of a garage adds further practicality, providing secure parking or extra storage space. The property also benefits from a south facing rear garden with side access.

Situated close to Three Bridges main line station and local schools a short walk away, this home offers easy access to transportation links, making commuting a breeze. Whether you're heading to work or exploring the surrounding areas, this location is sure to suit your needs.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

**Guide Price £425,000 Freehold**

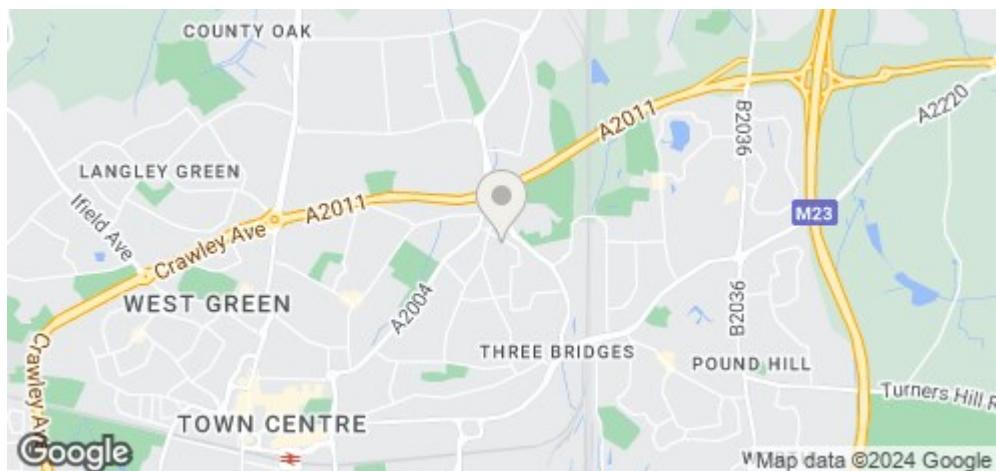
# Ash Road, Three Bridges, Crawley, RH10 1SH



- Guide Price £425,000 - £450,000
- Extended 3 Bedroom Semi-Detached House
- Study
- Downstairs W.C.
- Driveway For 2 Cars
- Close To Three Bridges Main Line Station
- Gas Central Heating
- Chain Free
- Garage
- Double Glazing

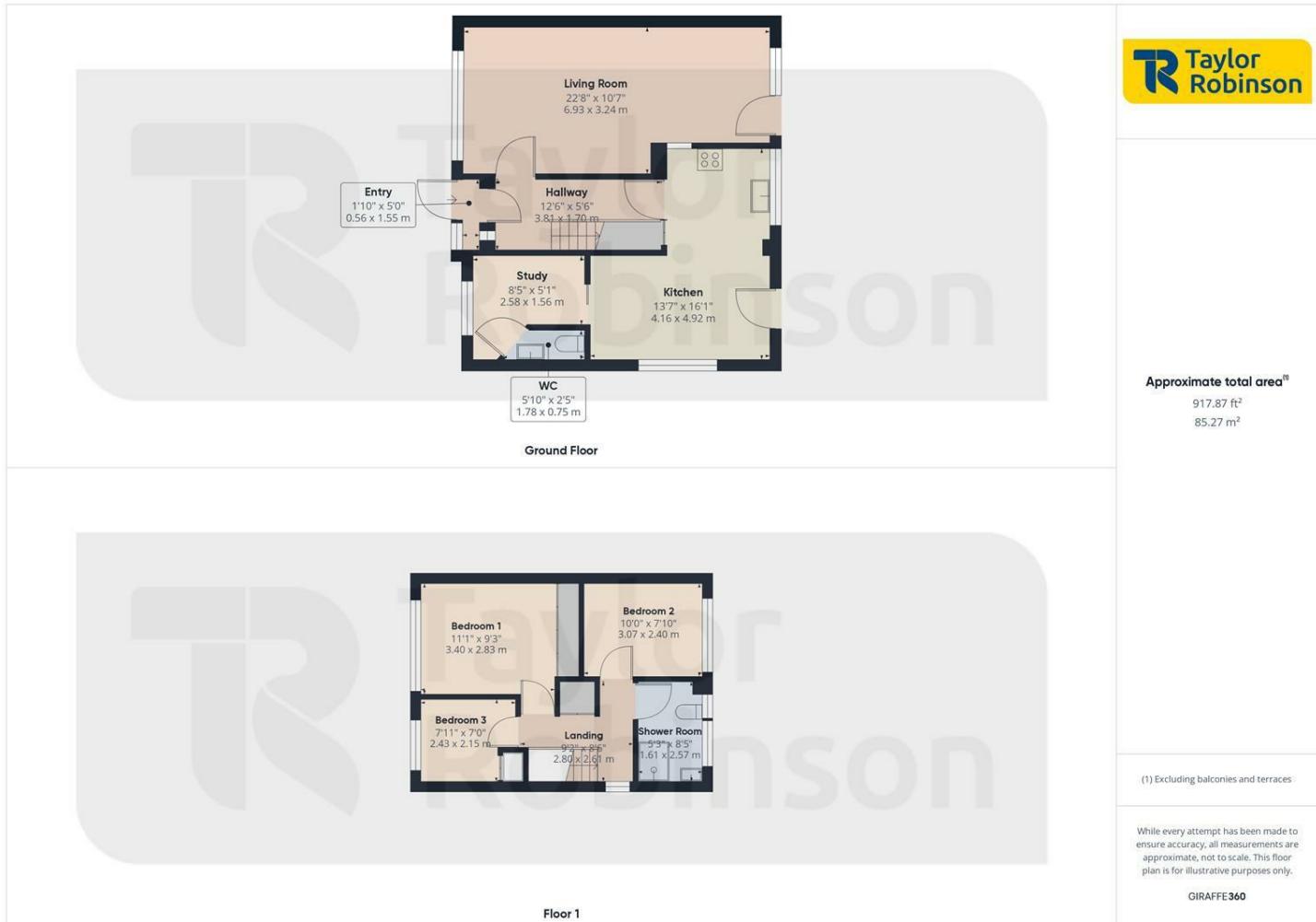
Entry	Landing	Garage
1'10" x 5'1" (0.56 x 1.55)	9'2" x 8'6" (2.80 x 2.61)	
Hallway	Bedroom 1	
12'5" x 5'6" (3.81 x 1.70)	11'1" x 9'3" (3.40 x 2.83)	
Living Room	Bedroom 2	
22'8" x 10'7" (6.93 x 3.24)	10'0" x 7'10" (3.07 x 2.40)	
Kitchen	Bedroom 3	
13'7" x 16'1" (4.16 x 4.92)	7'11" x 7'0" (2.43 x 2.15)	
Study	Shower Room	
8'5" x 5'1" (2.58 x 1.56)	5'3" x 8'5" (1.61 x 2.57)	
W.C.	Outside	
5'10" x 2'5" (1.78 x 0.75)	Rear Garden	
Stairs to First Floor	Front Garden	

## Council Tax Band: D





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	