



**Taylor
Robinson**



Lyric Close, Maidenbower, Crawley, RH10 7HG

Nestled in the desirable Lyric Close, Maidenbower, Crawley, this charming house offers an ideal family home in a tranquil cul-de-sac setting. The property boasts a fantastic location, conveniently situated near local shops, reputable schools, and the M23 motorway, making it perfect for commuters and families alike.

Upon entering, you will be greeted by a lovely sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The separate dining / family room enhances the living space, allowing for versatile use and family gatherings. The ground floor has been thoughtfully extended to include a larger, refitted kitchen, which is both functional and stylish, catering to all your culinary needs.

The property is set on a generous corner plot, offering a delightful rear and side garden that provides ample outdoor space for children to play or for hosting summer barbecues. Additionally, the double garage adds convenience and extra storage, making this home both practical and appealing.

This house is a wonderful opportunity for those seeking a comfortable and spacious family residence in a sought-after area. With its excellent amenities and peaceful surroundings, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

£695,000 Freehold

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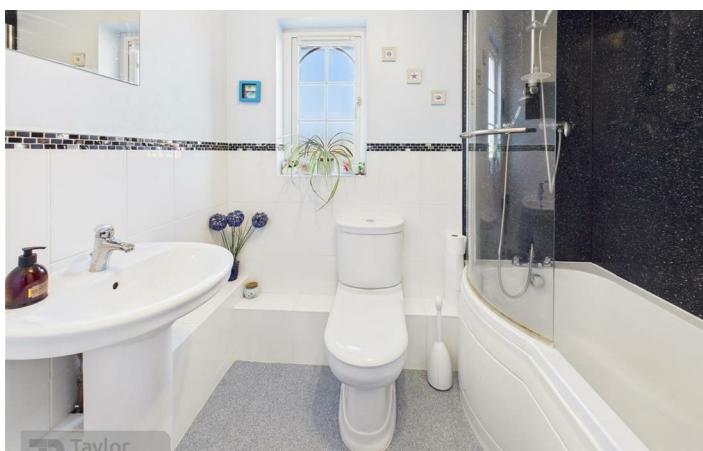


- Great Location close to schools, shops and M23 motorway
- Family Bathroom
- Cul da sac position
- Larger extended refitted Kitchen
- 2 Reception Rooms
- Double Garage
- En Suite Shower Room
- Corner Plot

Entrance Hall	En Suite Shower Room
Cloakroom	Bedroom 2 10'4" x 8'5" (3.15 x 2.59)
Living Room 22'5" x 10'11" (6.85 x 3.33)	Bedroom 3 10'0" x 8'9" (3.05 x 2.68)
Dining / Family Room 12'7" x 9'2" (3.84 x 2.81)	Bedroom 4 9'3" x 9'3" (2.83 x 2.82)
Kitchen / Breakfast Room 15'1" x 14'4" (4.62 x 4.39)	Family Bathroom
Utility Room 5'6" x 4'11" (1.69 x 1.52)	Outside
Stairs to first floor Landing	Rear & Side Garden
Bedroom 1 14'0" x 8'11" (4.29 x 2.73)	Double Garage
	19'7" x 19'5" (5.99 x 5.93)
	Driveway

Council Tax Band: F





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		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC