



**Taylor
Robinson**



Taylor Robinson



Cobbles Crescent, Northgate, Crawley, RH10 8HA

Nestled in the tranquil Cobbles Crescent of Crawley, this charming semi-detached house offers a delightful blend of comfort and convenience. With three bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm welcome, ideal for relaxation or entertaining guests.

One of the standout features of this home is the single-storey rear extension, which has created a spacious kitchen that is both functional and bright. This area is perfect for culinary enthusiasts and family gatherings alike. The property also boasts a generous enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues.

Situated within walking distance of Crawley town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. The quiet crescent location ensures a peaceful living environment, making it an ideal retreat from the hustle and bustle of everyday life.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase process. With its combination of space, location, and potential, this semi-detached house is a wonderful opportunity for anyone looking to settle in a desirable area of Crawley. Don't miss the chance to make this lovely house your new home.

£420,000 Freehold

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- No Chain
- Character 1930s House
- Situated in a quiet Crescent
- 3 Bedroom extended semi detached house
- Great sized enclosed rear garden
- Close to local shops, schools & Buses
- Driveway to Front
- Walking distance to Crawley Town Centre

Entrance Hallway

12'7" x 5'5" (3.86 x 1.66)

Bedroom 2

11'4" x 9'8" (3.47 x 2.97)

Living Room

12'11" x 11'5" (3.94 x 3.48)

Bedroom 3

8'1" x 6'0" (2.48 x 1.83)

Dining Area

11'4" x 10'10" (3.46 x 3.32)

Bathroom

5'6" x 5'4" (1.68 x 1.63)

Kitchen

19'5" x 6'7" (5.92 x 2.01)

Driveway

Landing

8'6" x 3'2" (2.61 x 0.98)

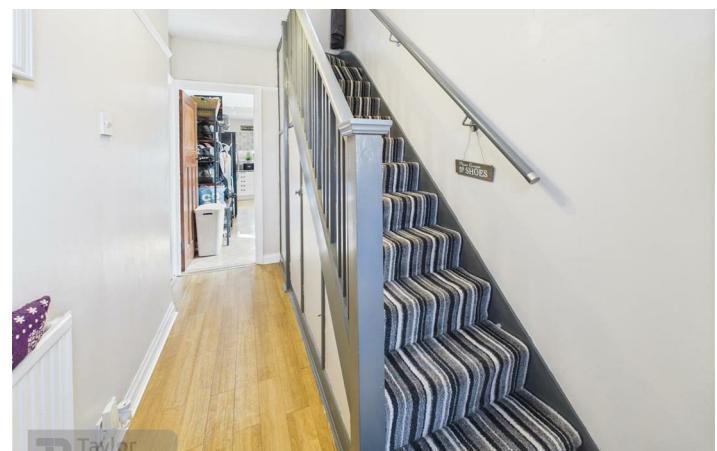
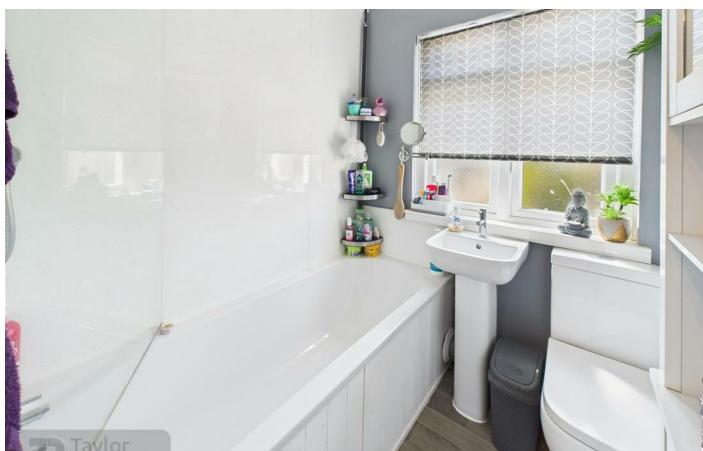
Rear Garden

Bedroom 1

11'8" x 11'5" (3.57 x 3.48)

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.

Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE
Tel: 01293 552388
Email: sales@taylor-robinson.co.uk
www.taylor-robinson.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		68
(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