



**Taylor
Robinson**



Mulberry Road, Langley Green, Crawley, RH11 7NJ

Offers in Excess of £390,000

Nestled on the charming Mulberry Road in Crawley, this delightful end terrace house offers a perfect blend of comfort and practicality. The property boasts a spacious entrance that welcomes you into a well-designed layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment.

The home comprises three generously sized bedrooms, making it ideal for families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience for all occupants, enhancing the overall functionality of the property.

A highlight of this residence is the newly fitted kitchen, which combines modern aesthetics with practicality, making it a joy for any home cook. The dining area adjacent to the kitchen creates a perfect setting for family meals and gatherings.

For those with vehicles, the property offers a double garage, providing extra storage or workshop space.

This charming home on Mulberry Road is not just a property; it is a place where memories can be made. With its blend of space, modern amenities, and character, it presents an excellent opportunity for anyone looking to settle in the vibrant community of Crawley.

Offers In Excess Of £390,000 Freehold

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- 3 Bedroom End of Terrace
- Fully Fitted Kitchen
- Double Garage with Remote Roller Door
- Well Presented
- Bedroom One with En Suite
- Double Glazing
- Spacious Entrance with Study and Dining Area
- Spacious Private Rear Garden
- Gas Central Heating

Entrance

Hallway/ Dining Area/ Study
12'3" x 13'4" (3.74 x 4.07)

Kitchen

9'8" x 12'0" (2.96 x 3.66)

Utility Room

4'9" x 4'8" (1.46 x 1.44)

Living Room

17'1" x 11'10" (5.21 x 3.61)

Stairs to First Floor

Landing

2'6" x 7'6" (0.77 x 2.31)

Bedroom 1

13'1" x 9'3" (3.99 x 2.82)

En Suite Shower Room

3'4" x 7'8" (1.04 x 2.35)

Bedroom 2

8'2" x 11'9" (2.49 x 3.59)

Bedroom 3

8'4" x 7'11" (2.55 x 2.43)

Bathroom

5'4" x 7'6" (1.65 x 2.29)

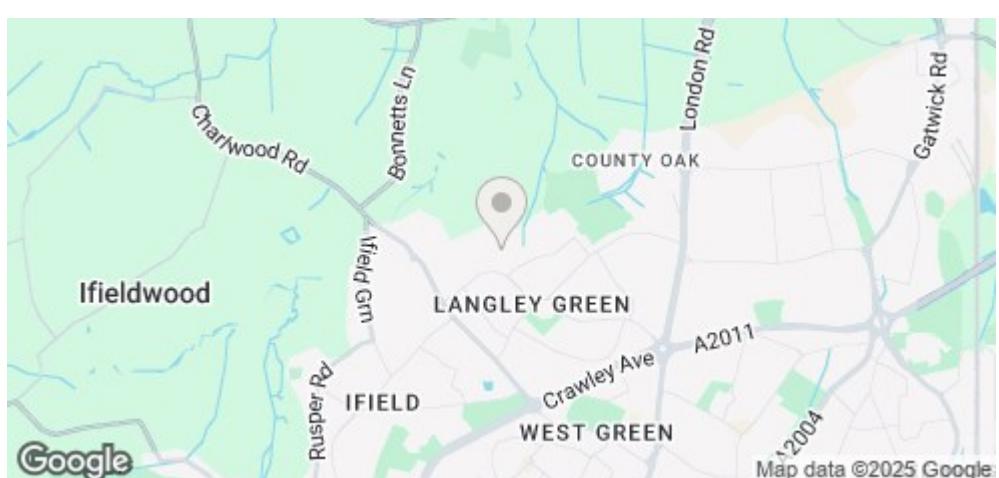
Outside

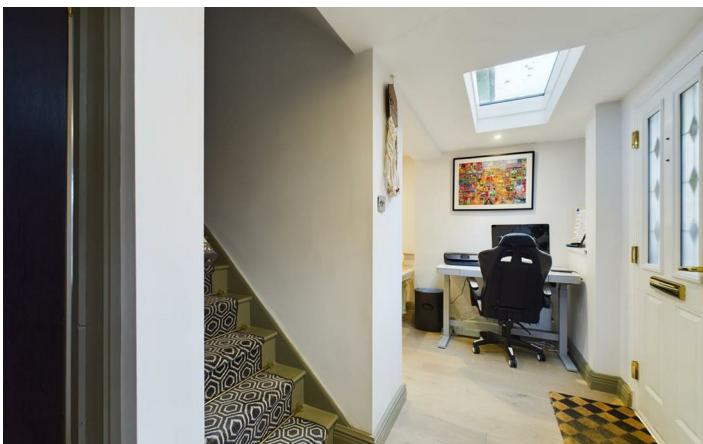
Double Garage

20'9" x 19'4" (6.33 x 5.90)

Rear Garden

Council Tax Band: C





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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC