



ZOOM
HYBRID ESTATE AGENT

Zoom Hybrid Estate Agents
3 Magellan Terrace Ground Floor
Gatwick Road
Crawley
West Sussex
RH10 9PJ

T 0333 358 3095

E sales@zoomestateagents.co.uk

Holmbury Close
Crawley
West Sussex.
RH11

£525,000



- THREE BEDROOM LINK DETACHED
- SPACIOUS ENTRANCE HALL
- REFITTED KITCHEN/DINING ROOM
- LOUNGE
- DOWNSTAIRS WC
- LARGE REAR GARDEN
- DRIVEWAY FOR SEVERAL VEHICLES
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO CHAIN

Ref: PRA12914

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this beautifully presented three bedroom link detached house situated in an incredibly sought after location within Southgate. In brief the accommodation comprises of a light and spacious entrance hall, downstairs WC, refitted kitchen/dining room boasting stone worktops, lounge, utility area and study. On the first floor are three brilliant sized bedrooms and a family bathroom. Outside the property is a generous enclosed rear garden and to the front a driveway providing off road parking for several vehicles.

Further benefits include double glazed windows and gas central heating.

Located in this quiet residential location, with easy access to a range of local facilities including shops and schools as well as being within walking distance of Crawley town centre and Crawley train station, this property makes for an ideal family home and an internal viewing comes highly recommended to appreciate this property in full. NO ONWARD CHAIN

Accommodation

Front Door

Opening to;



Entrance Hall

Radiator, under stairs cupboard, window to front, leading to;



WC

Low flush WC, vanity wash hand basin, window.



Kitchen/Dining Room (17' 06" x 12' 00") or (5.33m x 3.66m)

Equipped in a range of base and eye level units with stone worktops, oven with hob and extractor hood over, stainless steel sink with draining board and mixer tap, integrated fridge, integrated dishwasher, windows to side and rear, radiator, sliding doors to garden.



Lounge (17' 06" x 10' 08") or (5.33m x 3.25m)

TV Point, radiator, Sliding doors to garden.

Utility Area

Front and rear access, space for white goods, leading to study.

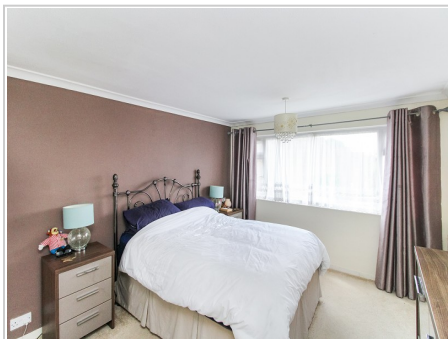
Study

Window to rear, door to garage.



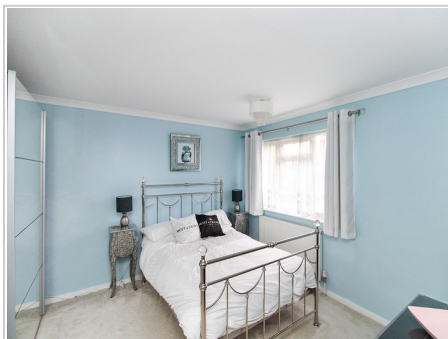
First Floor Landing

Loft access, airing cupboard, doors to;



Bedroom 1 (14' 05" x 10' 09") or (4.39m x 3.28m)

Window to rear, radiator.



Bedroom 2 (12' 02" x 11' 04") or (3.71m x 3.45m)

Window to side, radiator

Bedroom 3 (12' 03" x 6' 09") or (3.73m x 2.06m)

Window to side, radiator.



Bathroom

Comprising an enclosed bath tub, corner shower cubicle, low flush WC, wash hand basin, heated towel rail, part tiled walls, window to front.



Rear Garden

Fully enclosed with patio area, large area of lawn, garden shed, electric awning.

Driveway

For several vehicles to the front of the property.

Garage

With electric roller door, garage has been partially converted and currently used for storage.

Services

Mains electricity, mains water, mains gas, mains drainage

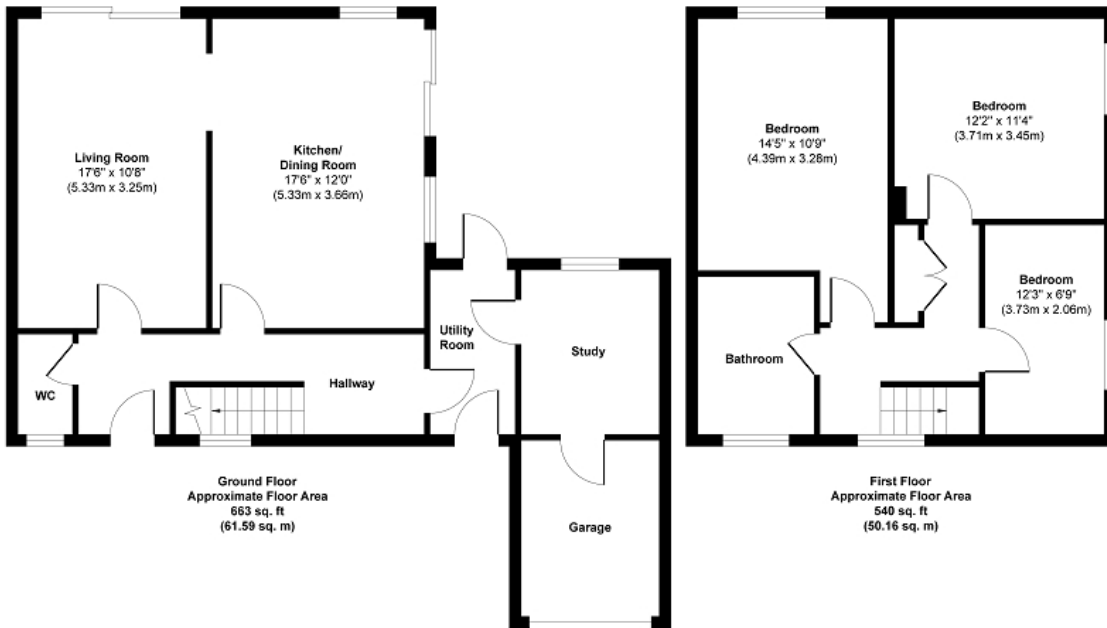
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Approx. Gross Internal Floor Area 1203 sq. ft / 111.75 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.