



£240,000 - £255,000

Boswell Road, Tilgate, Crawley, RH10

£240,000 - £255,000 Platinum Estates are pleased to offer to the market this Spacious & EXTENDED Front & Rear 3/4 bedroom Mid Terraced House in the desirable area of Tilgate. This property comprises in brief of: 27' Lounge, 10' Modern Fitted Kitchen with built in appliances, Utility Room, EXTENDED 2nd Reception Room/4th Bedroom and EXTENDED Downstairs W/C with Shower. 3 Double bedrooms and Family White Bathroom Suite with Electric Shower. The property also benefits from Newly Fitted Combi Boiler & Double Glazed Windows Approx 5yrs ago, a Secluded Garden, Ample Parking to Front & Rear and a Garage,. Excellently Located with only a Short Walk to the Very Popular Tilgate Park & Golf Course, Shops and Amenities just around the Corner also Very Easy Access to Public Transport Links.

EXTENDED 3 / 4 Double Bedrooms

EXTENDED Front & Rear

Modern Fitted Kitchen with Built in Appliances

27' Lounge

Downstairs W/C & Shower

Ample Parking & Garage



Entrance Porch

White PVC Door & Double Glazed Window and Tiled Flooring.

Hallway

Second White PVC Door & Double Glazed Window, wooden flooring, radiator, lead to the lounge, utility room and down stairs W/C & Shower.



Lounge / Dining Room 27'10 x 10'11

Bay Window, Wooden Flooring & Radiator.



Extended 2nd Reception Room/ 4th Bedroom 12'4 x 10'5

Double Glazed French Doors & Windows to garden, wooden flooring and radiator.



Kitchen 10' x 9'

Modern Fitted Kitchen, built in cooker with 5 ring gas hob & extractor fan, built in Dishwasher & plumbing for Washing Machine. Stainless Steel Sink with drainer & Mix tap, radiator, tiled floor, marble effect walls, soft close units & Double Glazed Window to Rear. Leads to Utility Room.



The Property Misdescription's ACT 1991. While we endeavour to make our details accurate, we have not tested any equipment or appliance and therefore we can not verify the particular herein. Room sizes are approximate and should be independently verified. We have not had sight of legal documents and buyers are advised to obtain their own reports from Solicitors and Surveyors before finalizing an offer to buy. Journeys should not be undertaken to view a property without making an appointment to view before hand.

Utility Room 9'2 x 4'9

Tile Floor, door to Hallway - space for free stand Fridge, Chest Freezer & Wall units

Downstairs Cloakroom

Extended low level W/C, Wash Basin, Shower, Cubical with electric Shower, Double Glazed Window to Front, tiled Walls & Floor



Landing

Lead to 3 bedrooms , Airing Cupboard, Bathroom, carpet flooring.

Bedroom 1 11' x 10'10

Double Glazed Window to front, radiator & Carpeted



Bedroom 2 12'5x10'3

Double Glazed Window to rear, radiator, wooden flooring, pull down ladder to boarded L-Shaped loft with lights & Skyline



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Bedroom 3 11'7 x 7'2

Double Glazed Window to front, radiator & Wooden flooring.



Family Bathroom

White Suite, Low Level W/C, wash basin, Electric Shower, Double Glazed Window to rear, heated towel, tiled Walls & Floor

Parking

2 Cars side by side to front, 1 Parking space to rear & Garage to rear

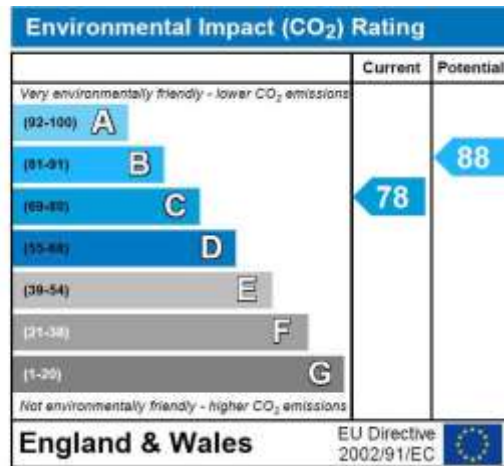
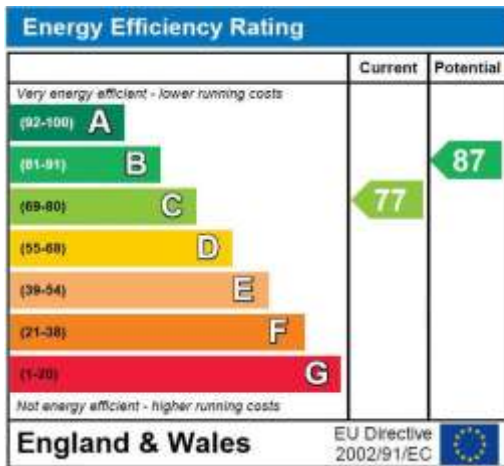
Other Information

New Combi Boiler fitted & Double Glazed Windows done approx 5 Years ago

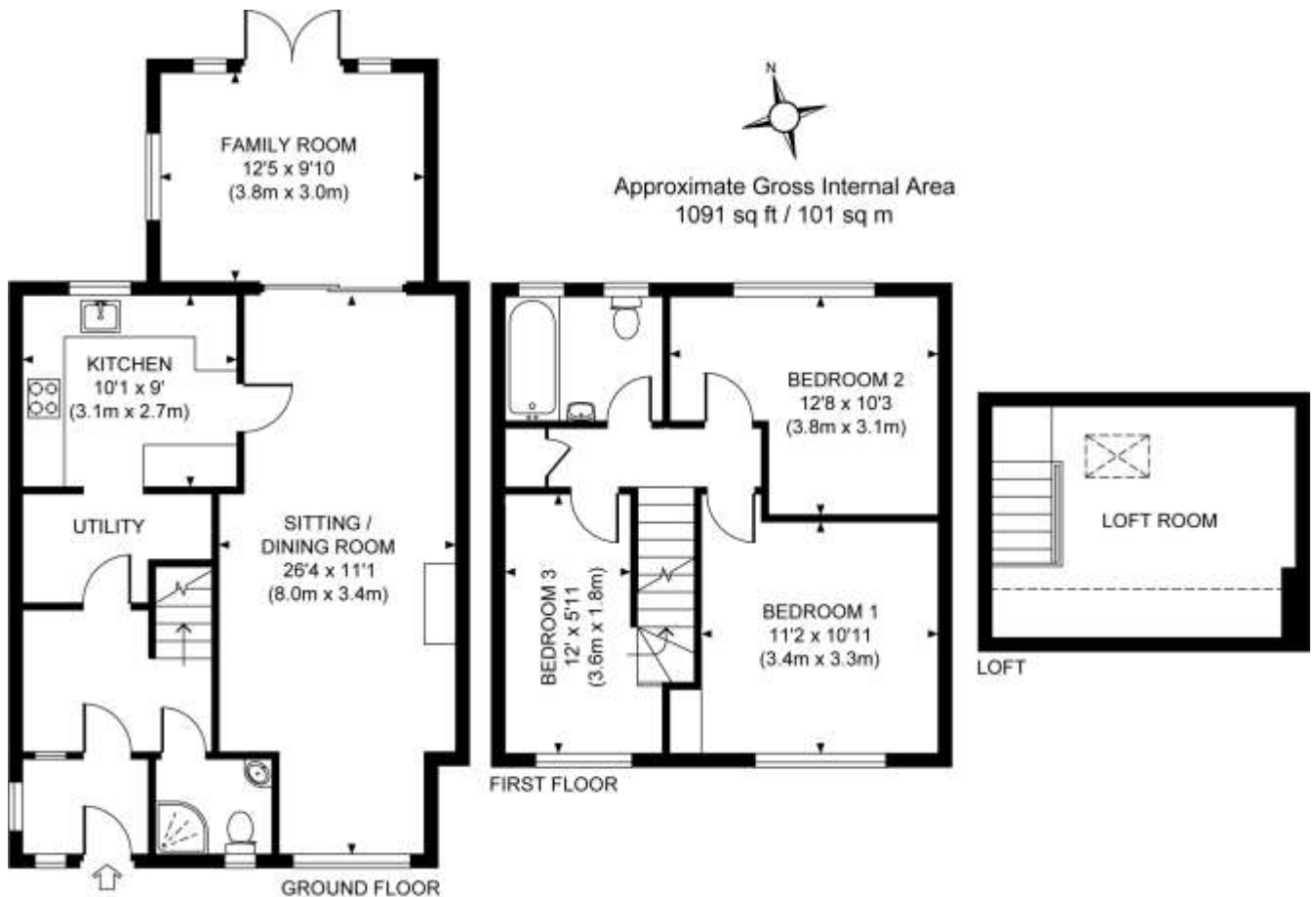
Property Ref: ABC1000549

Energy Performance Certificates

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Floor Plan



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