

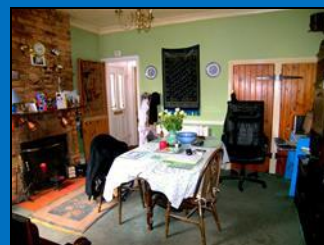
**£274,950**

### Princess Road, West Green, Crawley, RH11

Platinum Estates are delighted to offer to the market Bolney Cottage, this charming 3 Bedroom Semi Detached Victorian Property built in 1886 retaining many of the original features including, High Raised Ceiling & fire places in the highly desirable area of West Green, perfectly located with only a short walk to the Town Centre, Public transport and Local Shops. This 3 Bedroom Family Home comprises in brief of: 13'3 Lounge with an attractive Bay Window to front aspect, Separate Dining Room with a stunning Working Open Fire Place leading to the Brick Based Conservatory, Kitchen with built in appliances leading to Utility Room which has space & plumbing for a Washing Machine, Tumble Dryer & Fridge. EXTENDED Downstairs White Bathroom Suite with Shower attachment & Low Level W/C. On the First Floor Landing leads to 3 Bedrooms & Upstairs Low Level W/C. This property also benefits from a secluded Rear Garden, Driveway for 2 Cars, G/C/H Via Rads and Double Glazed Windows throughout and potential to Extend (STPP). NO CHAIN!

Call Now To Arrange a Viewing - 01293 608950.

- **3 Bedroom Semi - Detached Victorian Designed Bolney Cottage built in 1886**
- **13' Lounge with an attractive Bay Window & Separate Dining Room**
- **Brick Based Conseratory**
- **Secluded Rear Garden**
- **Driveway to Front for 2 Cars**



### Hallway

Double Glazed White PVC Door, Carpeted, leading to Lounge, Dining Room & Stairs to First Floor.

### Lounge 13'3 x 13'5 into Bay Window



Double Glazed Bay Window to Front Aspect, gas fire place, carpeted, Radiator.

### Open Plan Dining Room 13'3 x 11'4



Brick Fire Place, Double Glazed Window to Rear Aspect, 2x Storage Cup, Radiator, Carpeted Leading to conservatory & Kitchen.

### Kitchen 9 x 7'10



Range of Wall and Base units and work surfaces, Built in Cooker, 4 Ring Gas Hob & Extractor. Space & Plumbing for Dishwasher, 1 1/2 Bowl Stainless Steel Sink with drainer & Mix Tap. Radiator, Lino Flooring, New Boiler fitted approx 4yrs ago, Double Glazed Window to Side Aspect, Door to garden. Leads to Utility Room.

### Utility Room

Space & Plumbing for Washing Machine, Tumble Dryer & Fridge, Stainless Steel Sink with Drainer, Double Glazed Window to Side, Lino Flooring - Leads to Bathroom.

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.



### **Downstairs Bathroom Extended**

White Bathroom Suite with Shower Attachment, low level W/C, wash basin, Lino flooring, part tiled walls, Double Glazed Window to side aspect, Radiator - Loft storage.

### **Conservatory**

Brick Based Conservatory with Double Glazed Window & Door to Garden.

### **Landing**

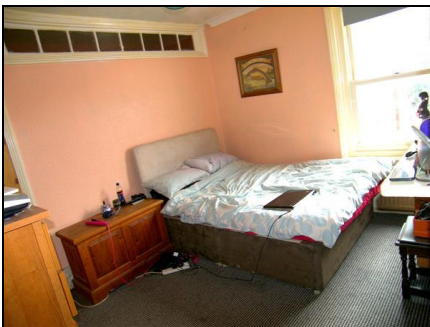
Leading to 3 Bedrooms & W/C, Carpeted, Radiators, access to Loft - Boarded

### **Bedroom 1 13'6 x 11'6**



Double Glazed Window to rear aspect, Built in Wardrobe, Carpeted, Built in Storage Cupboard

### **Bedroom 2 11'5 x 10**



Double Glazed Window to rear aspect, Built in Wardrobe, Carpeted, Feature Fire Place with Wooden Surround.

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### **Bedroom 3 8'6 x 8**

Double Glazed Window to Rear, Built in Wardrobe, Radiator, Carpeted

### **W/C 5' x 4'5**

Low Level W/C, Wash Basin, Carpeted, Double Glazed window to Side Aspect.

**Property Ref: ABC1000559**

### **Energy Performance Certificates**

### **Floor Plan**

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