



## 3 bed semi-detached house to buy in RH11

Anglesey Close, Broadfield, Crawley, West Sussex, RH11 9HG

**£325,000** Starting Bid






 x3
  x1
  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

-  Being Sold via Secure Sale Online Bidding T&C's Apply
-  Semi detached three bedroom
-  Popular 'Broadoak' location
-  Close to amenities
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Popular 'Broadoak' location | Close to amenities | Living room | Dining room | Three spacious bedrooms | Driveway | Garage | Radiator c/heating | South facing rear garden

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Greenaway Residential are delighted to offer for sale this modern three bedroom semi detached family home located in the residential neighbourhood of Broadoak (within Broadfield).

With its great location and spacious rooms, in our opinion this would be an ideal family home and we would advise an early viewing to avoid disappointment.

In brief the ground floor accommodation comprises an entrance porch, hallway, living room to the front and kitchen with lobby area (currently being used as a utility area) plus a dining room to the rear of the property. Located off the first floor landing which also gives access to the loft space there are three spacious bedrooms and a family bathroom.

The property further benefits from double glazing throughout and heating by gas to a system of hot water radiators.

Outside the front garden is mainly laid to lawn with mature shrub borders. A concrete driveway provides off street parking for several vehicles and leads to the single garage which is situated within the garden accessed via the rear with a door to the rear garden. There is also a workshop to the rear of the garage. The south facing rear garden is very secluded and is mainly laid to lawn featuring, mature shrub, tree and seasonal flowering borders along with a patio area that abuts the property.

Located to the south west of the town, Broadfield has one of the largest neighbourhood parades of shops in Crawley featuring a wide variety of shops, a library, a church, a nearby mosque and a large medical centre. There are two primary schools, an adventure playground, many open spaces with football pitches and the Broadfield Stadium which is home to Crawley Town Football Club. Broadfield Park is next to the stadium, this used to be part of Tilgate Estate and there is a small lake and some woods. Buchan Country Park and Tilgate Park are roughly equidistant, both with large, open spaces to relax in and K2 Leisure centre is nearby. The 24 hour Fastway bus service connects Broadfield to Crawley town centre, Gatwick Airport and beyond and the A23 / M23 provides access to London and the south coast.

For further information and/or to book a viewing please do not hesitate to contact Greenaway Residential Estate Agents Crawley either by telephone or via our website.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £325,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

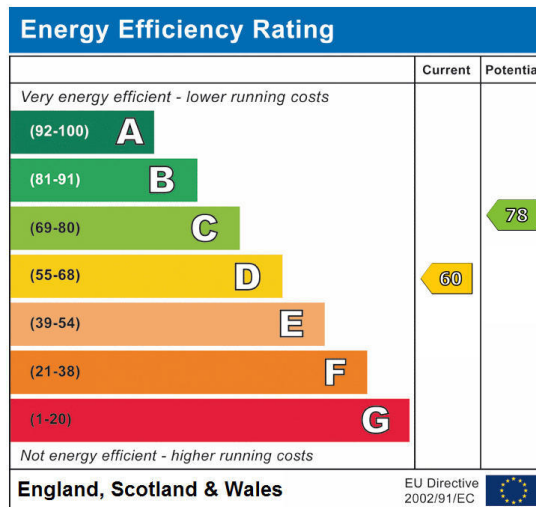
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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