



Doncaster Walk  
Crawley, West Sussex RH10 6LY

**£399,950**

Located in the popular area of Furnace Green, this extended terraced house on Doncaster Walk offers a scope and potential for any buyers looking to put their stamp on a good sized family home.. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The extended living/dining room provides ample opportunity for relaxation and entertaining, making it easy to host friends and family

The house benefits from a downstairs cloakroom, an extended kitchen/breakfast room and gas radiator heating. Outside the property offers front and rear gardens and a double garage to the rear which offers scope to create a home office or a place to run a small business from. The garden has rear access and there is space to the front of the garage to park.

Situated in a friendly neighbourhood, residents will benefit from local amenities, schools, and parks, all within easy reach. There are also good transport links with Three Bridges mainline train station and the M23 motorway nearby.

If you are looking to make your mark on a property and create a lovely family home then this terraced house on Doncaster Walk is a must-see.



### Halfway

Obscured double glazed front door with obscured double glazed window to the side, under stairs cupboard, tiled floor, coats hanging space, doors to:



### Downstairs Cloakroom

Suite comprising a wc and hand basin with tiled splashbacks, radiator, obscured double glazed window.



### Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splashbacks, sink with a mixer tap and drainer, built in eye level oven, five ring gas hob with an extractor hood above, space for an American style fridge/freezer and dishwasher, further space for an under counter fridge, radiator, double glazed window to the rear and door to the garden.



### Lounge/Dining Room

Double glazed window to the front, double glazed French casement doors to the garden, double glazed windows to either side, three radiators, coving, fireplace, (not operational) with a stone surround.



### Landing

Access to the loft space via a pull down ladder, airing cupboard with a heated towel rail, doors to:

### Bedroom One

Double glazed window to the front, radiator, coving, built in wardrobe with sliding doors, cupboard.



### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe, coving.

### Bedroom Three

Double glazed window to the front, coving.

### Shower Room

Suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap and wc, tiled walls, obscured double glazed window, tiled floor, radiator with a heated towel rail.

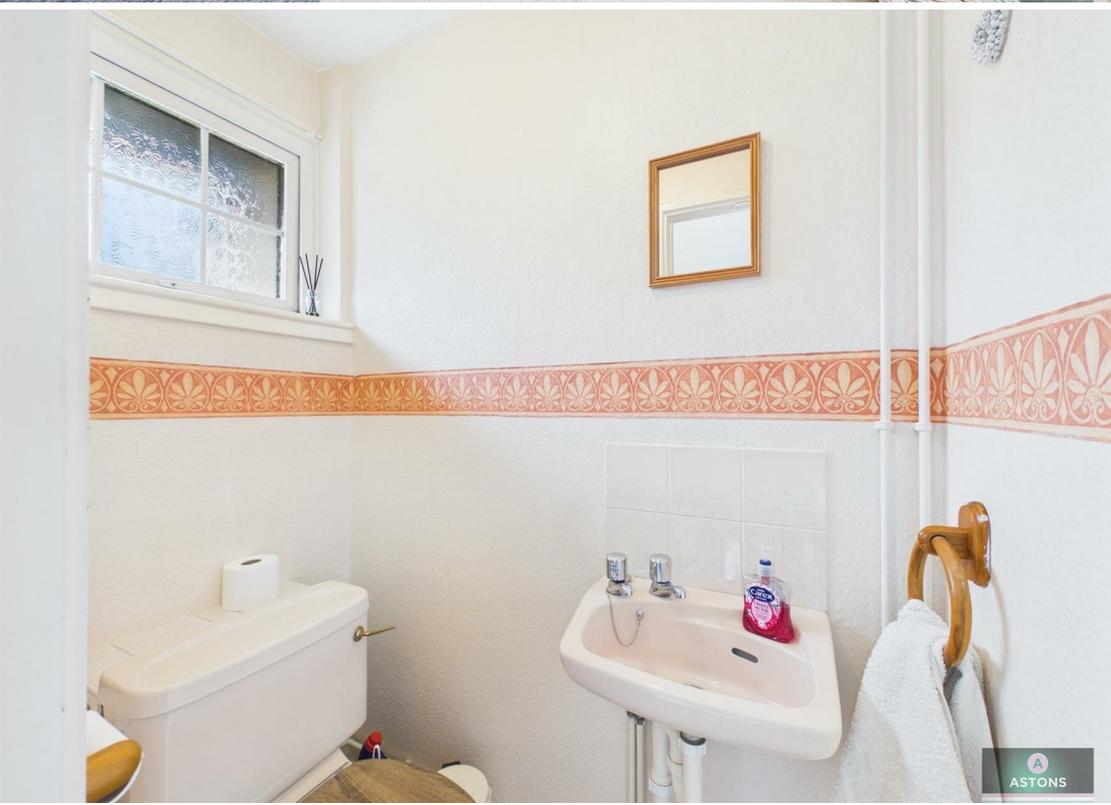
### To The Front

Dwarf wall boundary with gated access to the front garden area which is paved and leads to the front door.

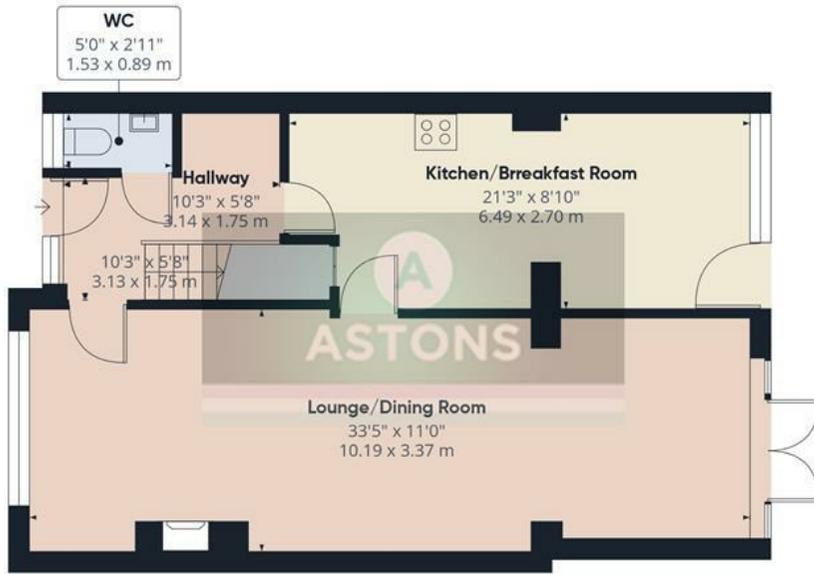


### Rear Garden

Comprises a crazy paved patio adjacent to the house with path leading to the rear with garden area to the side. Personal door to the rear giving access to the double garage, rear access gate leading to the parking area.







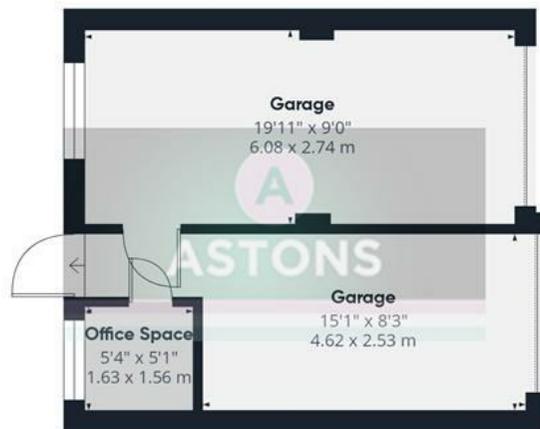
Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1441 ft<sup>2</sup>  
133.8 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	