

**WILLIAMS
HARLOW**

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William Morris Way Crawley, RH11 9TE

£375,000 - Freehold



A spacious three bedroom end of terrace house in the sought-after area of Tollgate Hill. The property comprises entrance porch, entrance hall, downstairs cloakroom, spacious lounge, separate dining with doors leading to patio and garden, fully fitted kitchen equipped with a gas hob, oven, and ample storage space throughout.

Upstairs, the property comprises three bedrooms which are all of an excellent size with the master benefiting from fitted storage, family bathroom with shower. Outside the property has a good size rear garden with raised patio area being ideal for outdoor entertaining, side access and rear door to garage, to the front the driveway provides space of additional parking.



ACCOMODATION

Lounge 13'6" x 10'10"

Dining Room 11'3" x 8'2"

Kitchen 11'1" x 7'8"

Bed 1 13'1" x 8'7"

Bed 2 10'1" x 8'7"

Bed 3 9'7" x 7'5"

Bathroom 7'6" x 6'7"

Rear Garden

Garage

Driveway providing off road parking

The property is within easy reach of local amenities, bus routes and major transport links and is being offered with no chain.

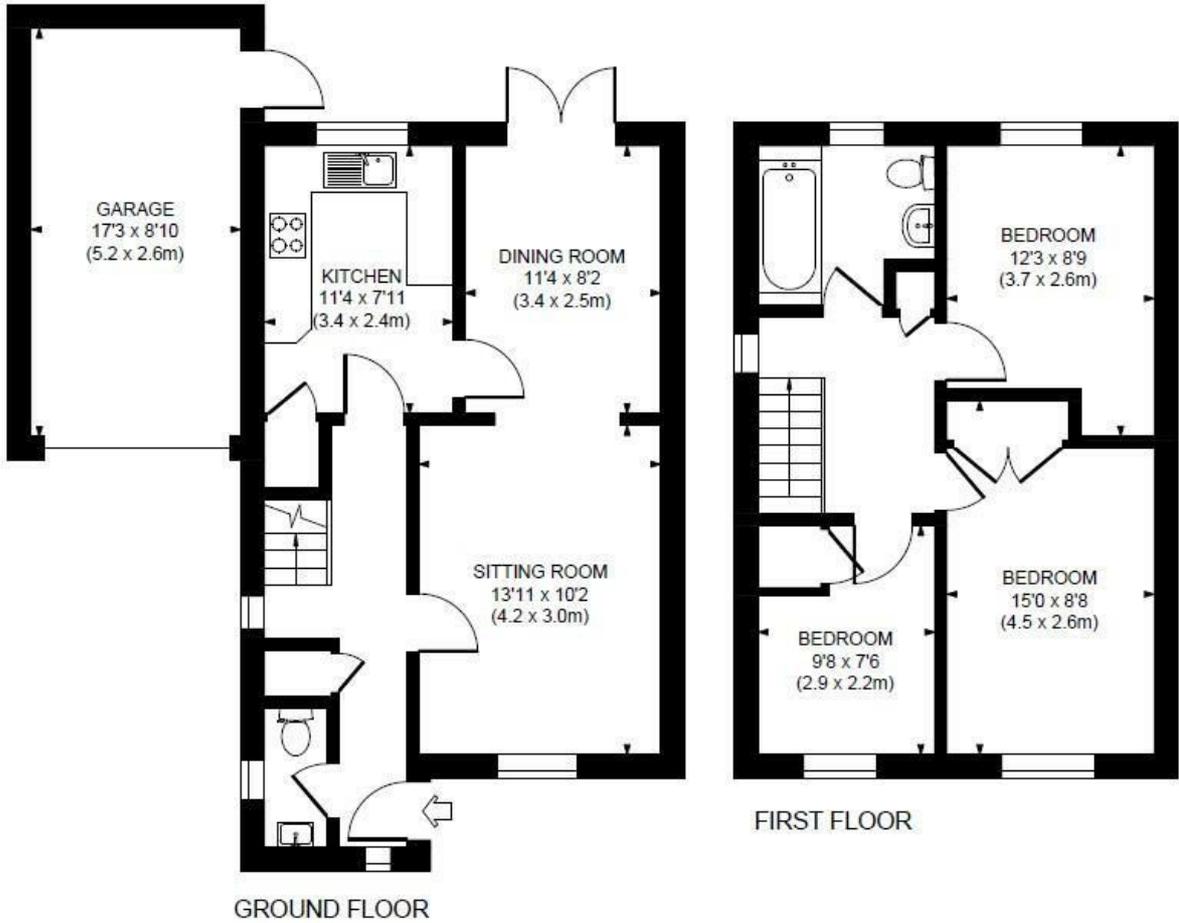


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

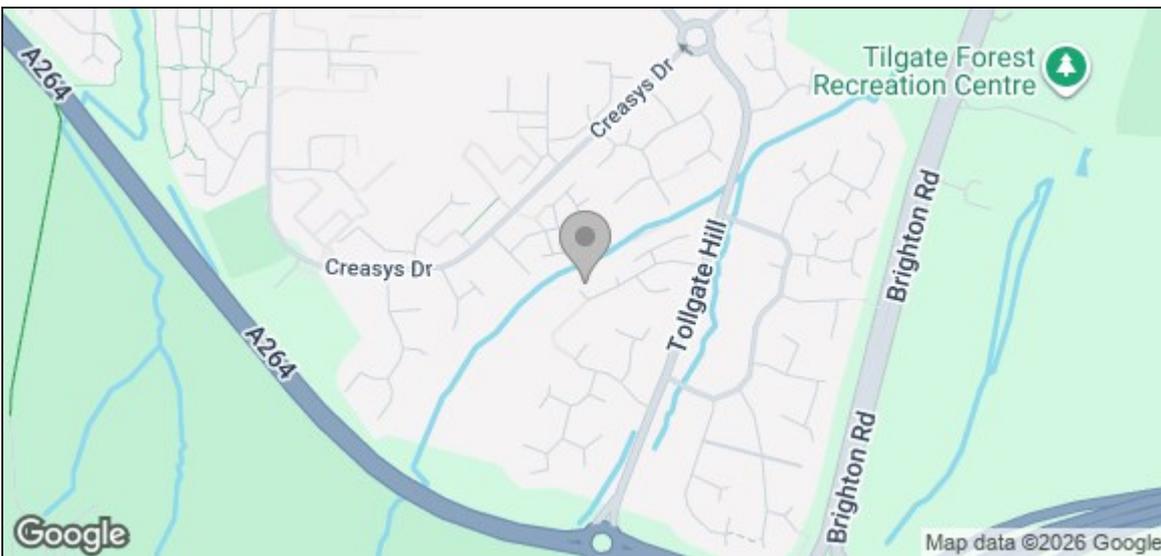
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Approximate Gross Internal Area

Ground Floor 450 sq. ft / 41.85 sq. m
 First Floor 427 sq. ft / 39.67 sq. m
 Garage 152 sq. ft / 14.09 sq. m
 Total 1,029 sq. ft / 95.61 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	83
EU Directive 2002/91/EC			