



**Milton Mount Avenue,
Crawley, RH10 3DP**

**Offers Over
£900,000**

01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

Situated in a popular residential location, Milton Mount Avenue offers convenient access to a range of local amenities. Three Bridges mainline station is within easy reach, providing fast and regular services to London, Gatwick Airport and the South Coast, making the area ideal for commuters. The property is also well positioned for a number of highly regarded schools, including Milton Mount Primary School, as well as other well-rated options in the surrounding area. Local shopping facilities can be found nearby, with Crawley town centre offering a more extensive selection of shops, restaurants and leisure facilities. There are also a number of green spaces and recreational areas within close proximity, along with excellent road links via the M23 and A23, providing convenient access to Gatwick Airport and the wider motorway network.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers extremely generous accommodation, arranged across three floors, that could be further extended or adapted (STPP) to enhance the accommodation. The ground floor features a spacious entrance hall, including a cloak room, which leads to a generous living room, with a feature fireplace and glazed doors separating an additional study area, which could be enclosed or opened into the main room.

This is set beside an extended dining room, providing ample space for a substantial table, alongside a fitted kitchen/breakfast room, offering room for a full range of appliances. The first floor presents a superb main bedroom, complete with an en suite shower room and a walk-in dressing room fitted with hanging rails and storage. There are a further three bedrooms on this floor, one equipped as a study, served by a separate bathroom that includes an additional shower. The top floor offers another bedroom benefitting from an en suite, along with a large double-sized room, currently used as a games room and housing a pool table.

PARKING & GARDENS

To the front of the house, there is a private driveway providing off-street parking for a number of vehicles, with an adjacent flower bed, in need of some tidying. This leads to an integral double garage featuring an up-and-over door and a connecting door to the kitchen, which could offer potential for conversion (STPP). To the rear there is an extensive, secluded garden, extending to approximately 200' (62m) in depth including a large decking platform, and adjoining patio. This leads to an expanse of lawn, bordered by mature flower and shrubs, which would benefit from some attention to restore its former glory, and enjoys a sunny Westerly aspect.





Buses

6 minute walk



Shops

Tesco Express
10 minute walk



Trains

Three Bridges – 0.7 miles
Crawley – 1.9 miles



Airport

Gatwick
4 miles



Roads

M23
4.1 miles



Sport & Leisures

Gym Crawley
1.8 miles



Rental Income

£3,000 pcm



Schools

Milton Mount Primary
Hazelwick School



Fibre Broadband

Up to 1130 Mbps



Council Tax

Band G



Approximate total area[®]
 251.3 m²
 2705 ft²
 Reduced headroom
 7.9 m²
 85 ft²

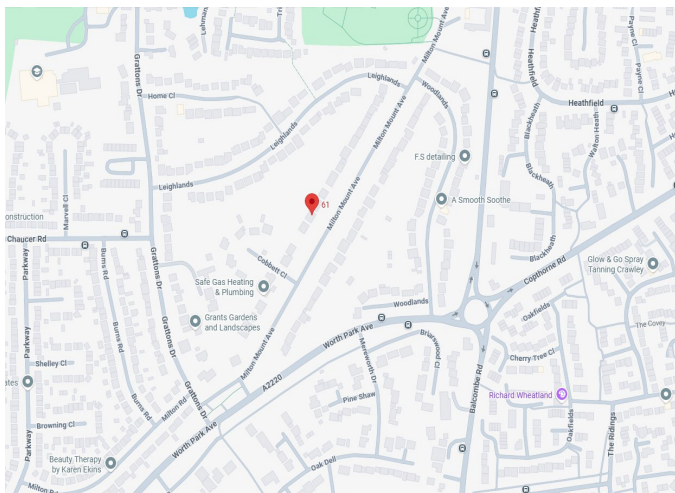
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

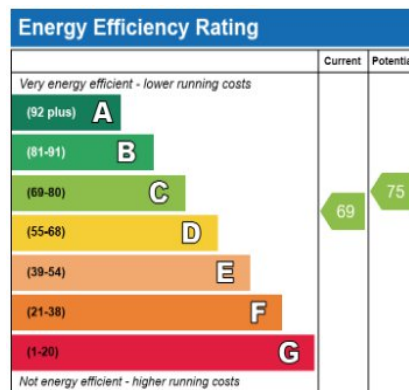
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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