



## 3 bed end of terrace house to buy in RH10

Shaws Road, Northgate, Crawley, West  
Sussex, RH10 8DH

**£310,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Significant potential to extend or  
convert (subject to planning  
permission)
- ✓ Three versatile reception areas,  
featuring a bright conservatory
- ✓ Direct garden access to the garage  
for ultimate convenience

## Key Information

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

## Description

Sought-after location | Spacious throughout | Large plot | Three reception rooms | Utility room | WC | Garage | Potential to extend/convert STPP | Requires modernisation | No onward chain

Sold via Secure Sale online bidding | Terms & Conditions apply | Starting Bid £350,000 | Buyers fees apply

Greenaway Residential Estate Agents Crawley are delighted to offer for sale, with no onward chain, this substantial three-bedroom end-of-terrace property.

Perfectly situated in the popular and highly convenient residential area of Northgate, the home is pleasantly set back from the road at the end of a quiet walkway, offering a sense of privacy and seclusion.

While the property now requires modernisation, it represents an outstanding opportunity for a new owner to create a fantastic family home in a truly desirable location. Given the generous side plot and the existing layout, there is significant potential to extend or convert the property (subject to planning permission), allowing for even more living space to suit a growing family's needs.

The property is ideally positioned within half a mile of Crawley's vibrant town centre and the County Mall, while also being just a short stroll from the local shops and the expansive Northgate playing fields. The area is renowned for its excellent public transport links, including the 24-hour Fastway bus service, and is perfectly placed for easy access to the Manor Royal business district and London Gatwick Airport.

The accommodation is generously proportioned, beginning on the ground floor with a welcoming entrance hall featuring under-stairs storage. The living space is exceptionally bright, centered around a double-aspect living room with direct access to the rear garden, a separate formal dining room, and a conservatory that invites natural light throughout the day. The kitchen, measuring a functional 12'0 x 9'2, includes a large larder cupboard and leads into a dedicated utility room with access to the front and a convenient downstairs WC.

Upstairs, a spacious landing with a storage cupboard leads to three well-sized bedrooms. The master bedroom is a generous double-aspect room with a built-in wardrobe, complemented by a second bedroom also featuring built-in storage, and a third bedroom measuring a generous 8'10 x 7'8. A family shower room completes the upper level.

Outside, the property continues to impress with a rear garden that enjoys a favored south-westerly aspect, capturing the best of the afternoon and evening sun. Larger than average for the area, the garden extends to the side of the property and is mainly laid to lawn, providing a perfect canvas for landscaping or future development. A rare and highly practical feature is the direct access from the garden into the en-bloc garage, alongside a large wooden storage shed/workshop equipped with power and lighting.

The front garden is also mainly laid to lawn with paved pathways leading to the front door and the side utility entrance.

Further features include double glazing and radiator heating powered by a gas-fired boiler. In addition to the garage, ample communal on-street parking is available nearby. It really is a must-see for those looking to put their own stamp on a property in one of Crawley's most established neighborhoods.

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.

Living Room

4.67m x 3.35m

Dining Room

2.7m x 2.67m

Conservatory

2.72m x 5.5m

Kitchen

3.66m x 2.8m

Utility Room

3.2m x 2.44m

Bedroom One

4.65m x 2.84m

Bedroom Two

2.7m x 3.66m

Bedroom Three

2.7m x 2.34m

Garage

2.77m x 4.85m

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £310,000

Property Type: End of terrace 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

Source of flood: Other

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

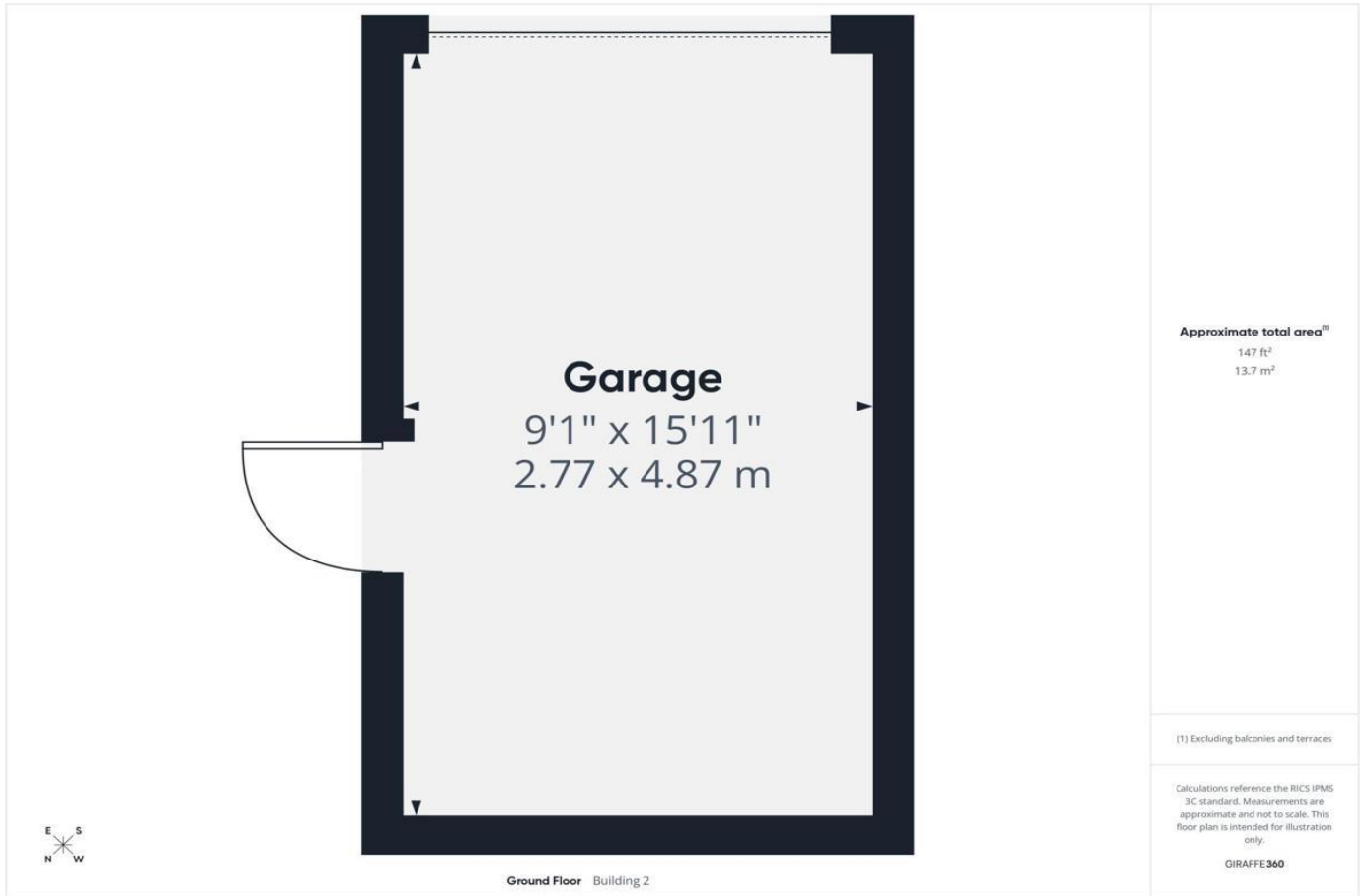
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Shaws Road, Northgate, Crawley, West Sussex, RH10 8DH

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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