



Asking Price **£335,000** Freehold

T: **01293 531721**

**Lark Rise, Langley Green, Crawley, RH11**

 3  2  1  Y  N  1.5



**Moore & Partners**



THIS WELL PRESENTED THREE BEDROOM FAMILY HOME IS LOCATED IN THE POPULAR AREA OF LANGLEY GREEN AND IS LOCATED ONLY 0.4 MILES TO LANGLEY GREEN SHOPPING PARADE & TRANSPORT LINKS. IT IS IN WELL-PRESENTED CONDITION AND IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Upon entering the house, you step into the hallway which in turn gives you access into the kitchen, lounge and stairs that lead to the first floor. To your left is the lounge which offers plenty of room for a range of furniture including sofas. To the front there is a generous window that overlooks the front and allows in a generous amount of light. An archway gives access through to the dining room. The dining room, offers plenty of room for a 4-6 seater table and other free-standing furniture, there are patio doors that lead you into the garden. The kitchen offers an array of base and eye level units with generous work surface space. There are spaces for a cooker, washing machine and fridge freezer.

Moving upstairs, the landing provides access to all three bedrooms, bathroom, separate toilet and loft. The master bedroom which is located at the front of the house is a generous size, it can comfortably hold a king size bed and free-standing wardrobes and dressers. Bedroom two located at the rear of the house, is also a double room and enjoys view of the rear garden. It can comfortably hold a double bed and a range of free-standing furniture. Bedroom three is also at the front of the house and is a generous single room, it can comfortably hold a single bed and additional furniture.

The bathroom is part tiled and is currently fitted with a bath with shower over head and wash hand basin, there is a window which lets in a lot of light and natural ventilation. The toilet is fitted with a low-level w/c and has a window for light and ventilation.

Outside the property to the front there is a lovely small lawned garden with a few plants and shrubs. The rear garden is mainly laid to lawn with a foot path down the middle and enclosed by fencing. There is a small patio area which offers entertaining space and can comfortably accommodate a garden furniture set. No Onward Chain



## Room Details

### Ground Floor

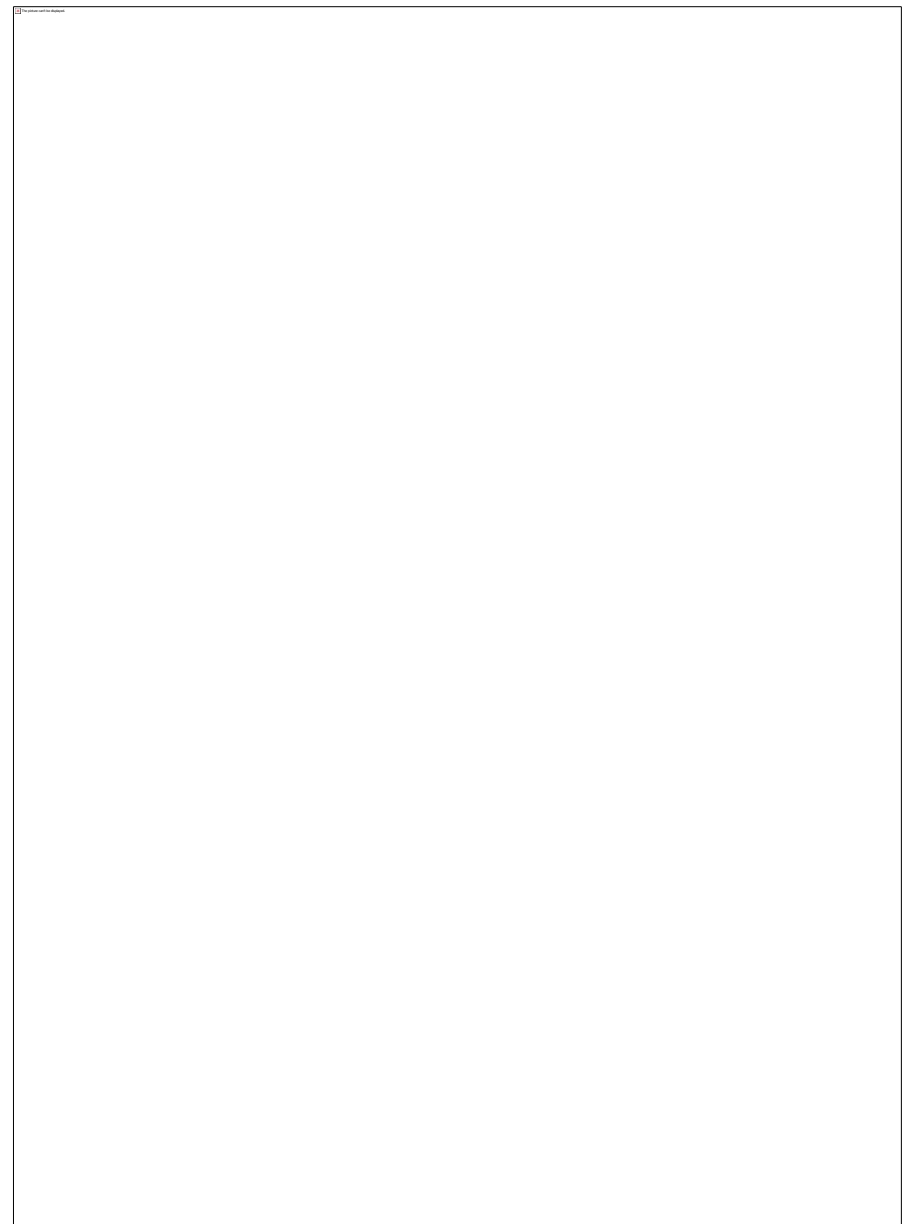
|             |                               |
|-------------|-------------------------------|
| Entrance    | 6'1" x 3'8" (1.85m x 1.12m)   |
| Hallway     | 7'2" x 4'1" (2.18m x 1.24m)   |
| Living Room | 10'9" x 10'5" (3.28m x 3.18m) |
| Dining Room | 10'1" x 9'8" (3.07m x 2.95m)  |
| Kitchen     | 10'2" x 8'3" (3.10m x 2.51m)  |

### First Floor

|               |                                |
|---------------|--------------------------------|
| Landing       |                                |
| Bedroom One   | 10'11" x 10'6" (3.33m x 3.20m) |
| Bedroom Two   | 12'1" x 10'2" (3.68m x 3.10m)  |
| Bedroom Three | 10'6" x 5'9" (3.20m x 1.75m)   |
| Bathroom      | 6'0" x 4'9" (1.83m x 1.45m)    |
| W/C           | 6'0" x 4'9" (1.83m x 1.45m)    |

### Outside

Front Garden  
Rear Garden



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



