



**Connells**

Raleigh Walk  
Tilgate Crawley



## Property Description

This mid terraced family home boasts three spacious bedrooms, a through lounge, and a kitchen. The first floor bathroom provides convenience and comfort for the whole family. A garden to the rear provides outdoor space for relaxation and play. The property is offered with no onward chain, providing a smooth and efficient purchase process. However, some modernization is required, offering a fantastic opportunity for the new owners to add their own personal touch and style to their new home.

### Agents Note;

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

## Entrance Porch

Double glazed window to front and side, vinyl flooring.

## Entrance Hall

Radiator and carpet as laid.

## Lounge

24' 7" x 12' 7" max ( 7.49m x 3.84m max )

Double glazed french doors to conservatory, two double glazed windows to rear, two radiators, coving, feature fireplace and carpet as laid.

## Kitchen

13' x 7' 3" max ( 3.96m x 2.21m max )

Double glazed window to front, matching wall and base units with worktops over, space for cooker, washing machine, and fridge. Integral dishwasher, single drainer one and half bowl sink unit with tiled splash backs and vinyl flooring.

## Utility

10' 6" x 4' 6" max ( 3.20m x 1.37m max )

Door to front, double glazed window to front, wall mounted boiler, vinyl flooring.

## Conservatory

11' 7" x 9' 7" to door recess ( 3.53m x 2.92m to door recess )

Double glazed conservatory with door to garden, radiator and vinyl flooring.

## Landing

Double glazed window to side, access to loft and carpet as laid.

## Bedroom One

12' x 11' ( 3.66m x 3.35m )

Double glazed window to rear over looking garden, built in wardrobes, coving and carpet as laid.

## Bedroom Two

11' 1" to wardrobes x 8' 8" to door recess ( 3.38m to wardrobes x 2.64m to door recess )

Double glazed window to rear overlooking garden, built in wardrobes, radiator and carpet as laid.

## Bedroom Three

9' max x 7' 10" ( 2.74m max x 2.39m )

Double glazed window to front, built in bed, radiator and carpet as laid.

## Bathroom

Frosted double glazed window to front, tiled shower, wash hand basin, low level flush w/c, tiled walls, radiator and vinyl flooring.

## External

## Rear Garden

60' x 25' ( 18.29m x 7.62m )

Patio area leading to mainly laid to lawn with two sheds.

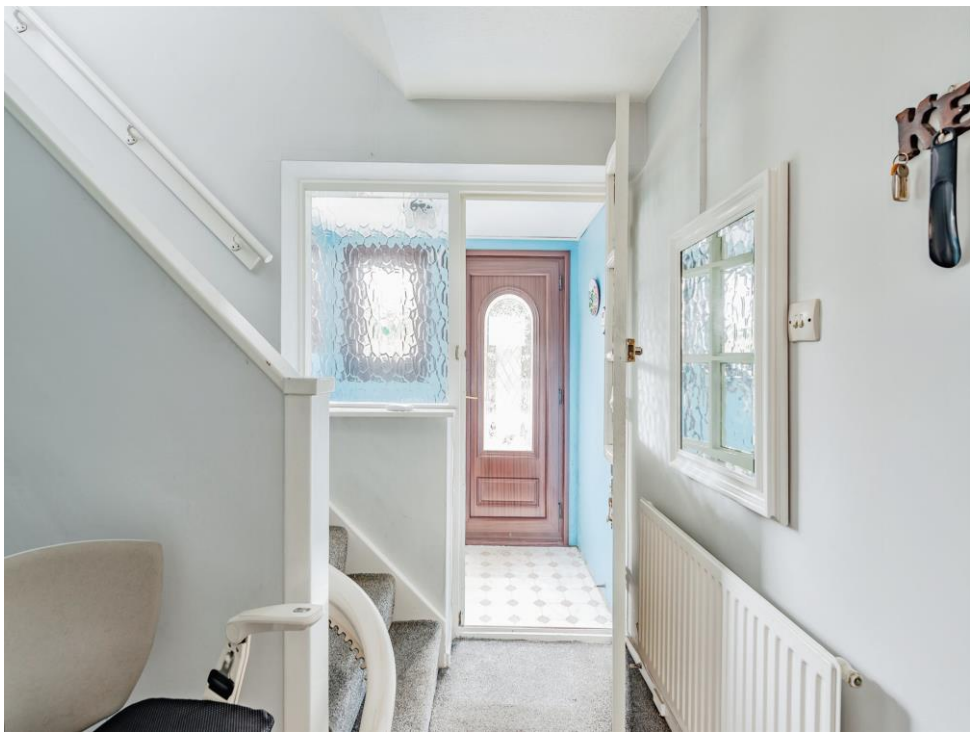
## Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was official declared as a New Town and now has 14 neighbourhoods.

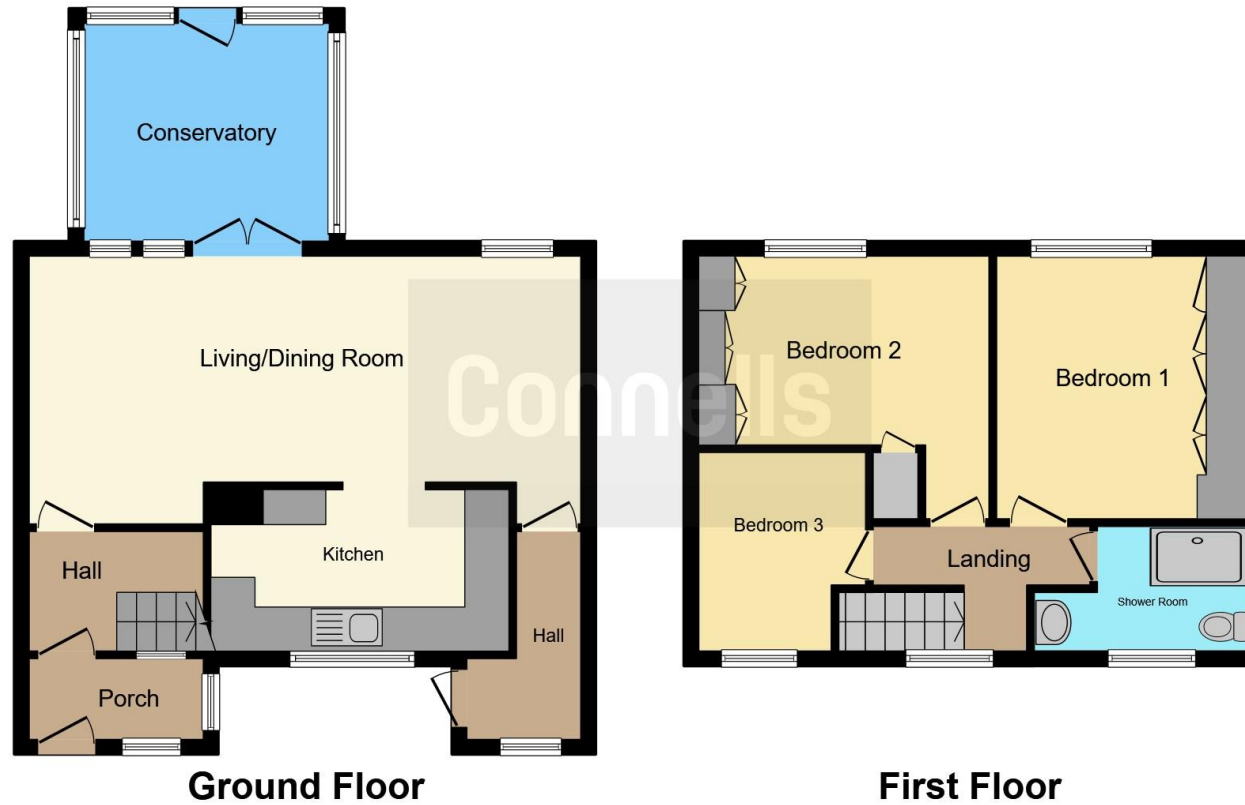
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/CWY408750](http://connells.co.uk/Property/CWY408750)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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