



Connells

Ferring Close  
Crawley



## Property Description

This terraced family home is perfect for those looking for a spacious property in a desirable location. With three bedrooms, two reception rooms, kitchen, and a downstairs toilet, there is plenty of space for a growing family.

The first floor bathroom is perfect for those busy mornings, and the generous garden is ideal for outdoor entertaining or just relaxing in the sunshine. The property is being offered for sale with no onward chain, making it the perfect opportunity for those looking to move quickly.

Located in a popular residential area, this home is close to local amenities, schools, and transport links, making it the ideal choice for families or professionals. Don't miss out on this fantastic opportunity - contact us today to arrange a viewing.

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 windows to front and side, carpet as laid.

## Entrance Hall

Under stairs storage cupboard, radiator and carpet as laid.

## Cloakroom

Two piece suite comprising of wash hand basin and low level flush w/c with tiled flooring.

## Lounge

11' 9" x 10' 11" ( 3.58m x 3.33m )  
Double glazed window to front, radiator and carpet as laid.

## Dining Room

9' 11" x 9' 2" ( 3.02m x 2.79m )  
Double glazed door to lean-to, radiator and carpet as laid.

## Kitchen

10' 2" x 9' 5" ( 3.10m x 2.87m )  
Double glazed window and door to rear, matching wall and base units with worktops over and stainless steel sink unit. Space for washing machine/tumble dryer and cooker. Door to storage cupboard and vinyl flooring.

## Landing

Access to loft, cupboard housing water tank and carpet as laid.

## Bedroom One

10' 10" x 10' 10" ( 3.30m x 3.30m )  
Double glazed window to front, built in wardrobes, radiator and carpet as laid.

## Bedroom Two

12' 5" x 10' 2" ( 3.78m x 3.10m )

Double glazed window to rear, radiator and carpet as laid.

## Bedroom Three

11' 1" x 5' 1" ( 3.38m x 1.55m )

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

## Bathroom

Frosted double glazed window to rear, three piece suite comprising of walk in shower cubicle, wash hand basin vanity unit and low level flush w/c. Stainless steel towel rail and tiled flooring.

## External

## Front Garden

Mainly laid to lawn with slabs to door, gate to property.

## Rear Garden

54' 6" x 20' ( 16.61m x 6.10m )

Patio area leading to mainly laid to lawn, lean-to, shed and pond.

## Parking

On street and communal parking,

## Lean-To

8' x 8' ( 2.44m x 2.44m )

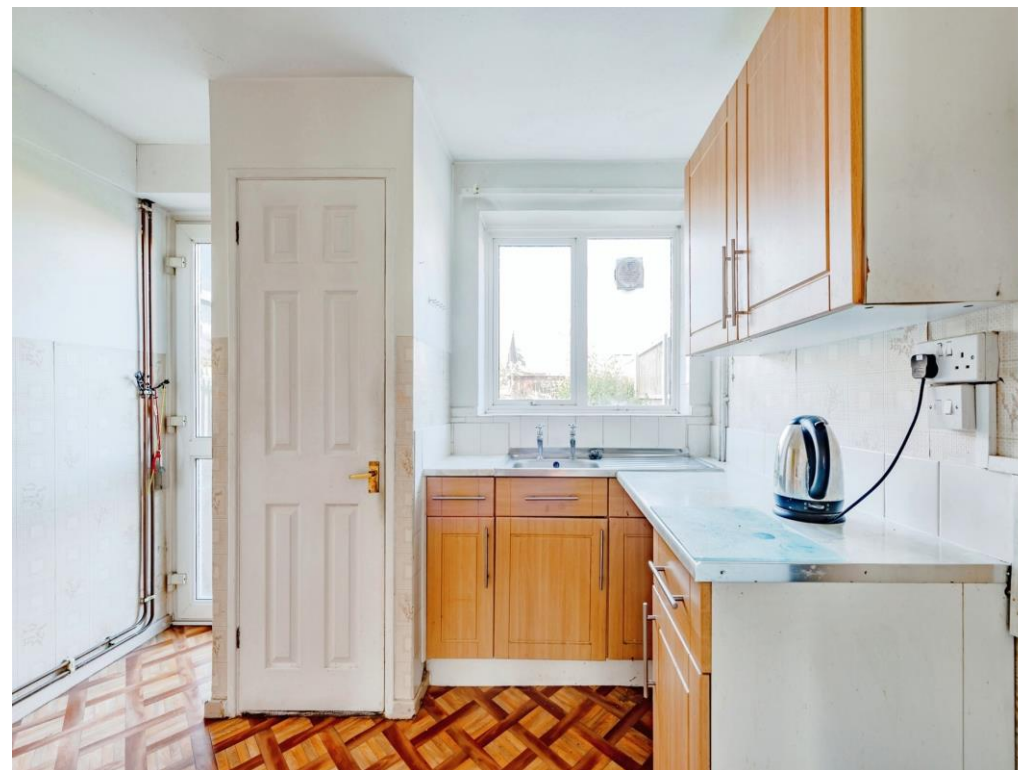
Lean-to with door into dining room.

## 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 officially declared as a New Town and now has 14 neighbourhoods.

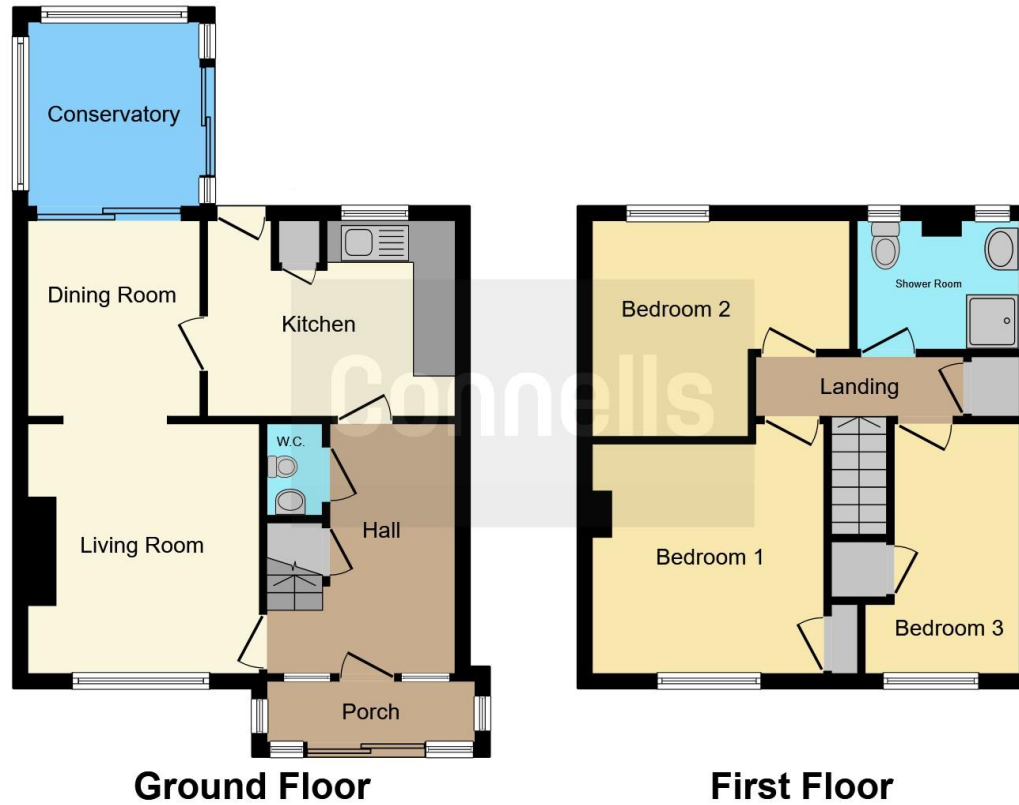
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, 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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY408975](http://connells.co.uk/Property/CWY408975)**



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.

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