



**Connells**

Cobbles Crescent  
Crawley





## Property Description

This well-presented mid-terraced home offers a convenient location in the town centre with excellent transport links and amenities nearby. The interior features two spacious reception rooms, ideal for entertaining or relaxing, and a modern fitted kitchen that is both functional and stylish. Upstairs, there are two bedrooms and a luxurious fitted bathroom, providing comfortable and modern living spaces.

Outside, the property boasts an impressive 86 ft rear garden, perfect for outdoor activities and enjoying the fresh air. Additionally, there is parking space for two cars at the front of the property, providing convenience and practicality for residents. This property will be popular, so book your viewing now to avoid missing out on this fantastic opportunity!

## Entrance Hall

Low level window to front, picture rail, understairs storage cupboard, radiator and stripped varnished floor boards.

## Lounge

13' 10" max x 10' 5" max ( 4.22m max x 3.17m max )

Double glazed bay window to front, picture rail, feature fireplace, radiator and carpet as laid.

## Dining Room

14' 11" max x 10' 7" max ( 4.55m max x 3.23m max )

Double glazed french doors to garden, double glazed window to rear, coving, radiator and vinyl flooring.

## Kitchen

16' 2" max x 8' 3" max ( 4.93m max x 2.51m max )

Hatch to dining room, matching wall and base units with worktops over, space for cooker, washing machine, fridge freezer and tumble dryer. Stainless steel sink unit with tiled splashbacks, radiator, coving and vinyl flooring.

## Bedroom One

13' 5" max x 11' 5" max ( 4.09m max x 3.48m max )

Double glazed window to front, coving, picture rail, built in cupboard, radiator, feature fireplace and carpet as laid.

## Bedroom Two

10' max x 8' 1" max ( 3.05m max x 2.46m max )

Double glazed window to rear, coving, feature fireplace, radiator and laminated flooring.

## Bathroom

Frosted double glazed window to rear, coving, three piece suite comprising of panel bath with shower over, vanity unit with wash hand basin and low level flush w/c. Stainless steel heated towel rail, tiled walls and tiled flooring,

## External

### Rear Garden

86' max x 45' max ( 26.21m max x 13.72m max )

Patio area leading to mainly laid to lawn with mature shrub borders and shed.

### Driveway

Offers off street parking for two cars.

## 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.



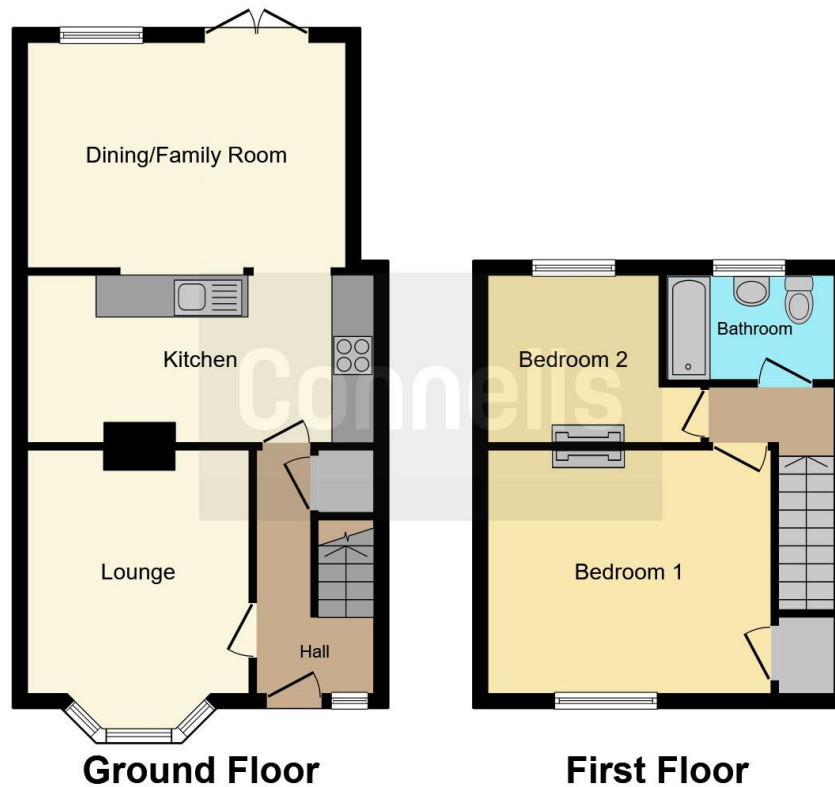












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/CWY409070](http://connells.co.uk/Property/CWY409070)**

Tenure: Freehold



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