



Connells

Falcon Close
CRAWLEY



Property Description

This charming mid-terrace home boasts a spacious and well-designed layout. The property features three generously sized bedrooms, a first floor bathroom, a modern fitted kitchen, plus a separate lounge and dining room, the perfect space for entertaining guests or enjoying a family meal.

The property is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those who value ease of access.

This lovely home offers a perfect blend of comfort, convenience, and charm, making it an excellent choice for those looking to buy their new home!

Call Connells Crawley today to arrange a viewing!

Entrance Hall

Radiator and laminated flooring.

Lounge

10' 1" max x 10' 8" max (3.07m max x 3.25m max)

Double glazed window to front, radiator, feature fireplace and laminate flooring.

Dining Room

10' 2" max x 9' 10" max (3.10m max x 3.00m max)

Double glazed patio door to garden, radiator and laminate flooring.

Kitchen

10' 2" max x 10' 4" max (3.10m max x 3.15m max)

Double glazed window to rear, half double glazed door to garden, matching wall and base units with worktops over, integral oven, hob and extractor fan. Space for fridge/freezer and washing machine. Single drainer sink unit with tiled splash backs, storage cupboard and tiled flooring,

Bedroom One

11' max x 10' 8" max (3.35m max x 3.25m max)

Double glazed window to front radiator and laminated flooring.

Bedroom Two

12' 3" max x 10' 5" max (3.73m max x 3.17m max)

Double glazed window to rear, radiator and laminated flooring.

Bedroom Three

10' 4" max x 5' 10" max (3.15m max x 1.78m max)

Double glazed window to front, radiator and laminated flooring.

Bathroom

Frosted double glazed window to rear, two piece suite comprising of panel bath with shower attachment and pedestal wash hand basin. Stainless steel heated towel rail, tiled splash backs and tiled flooring,

Separate W/C

Double glazed window to rear, low level flush w/c and tiled flooring.

Rear Garden

Large patio area with lawn to side.

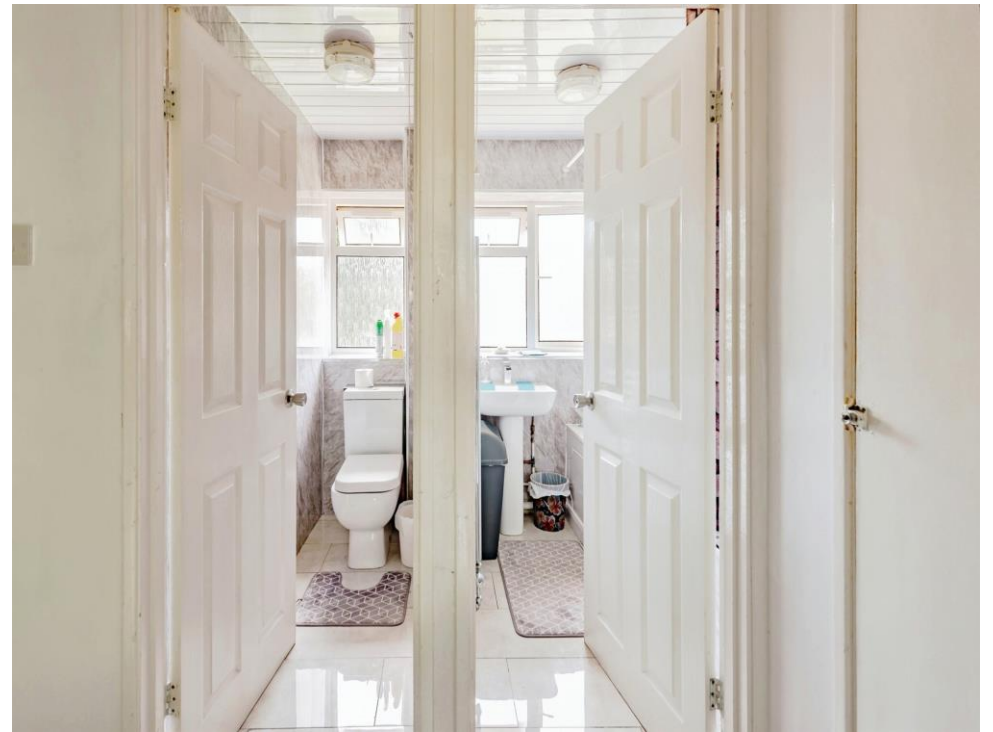
Crawley

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.

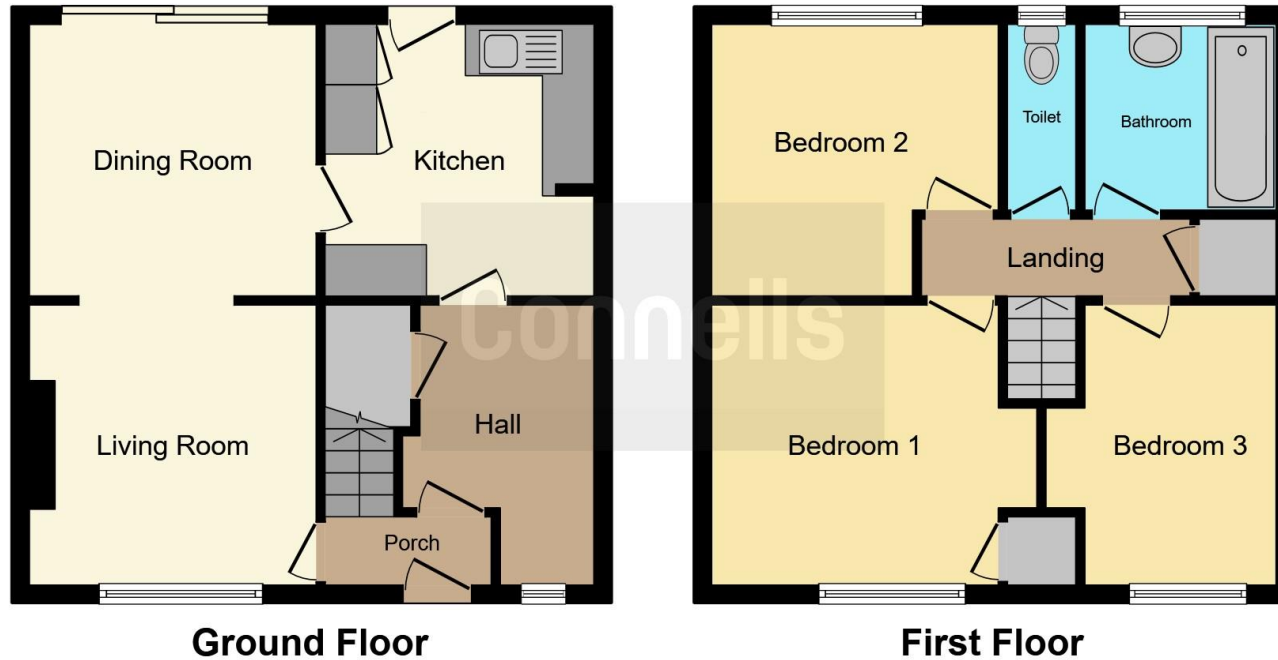
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/CWY408613

Tenure: Freehold



Awaiting Photograph

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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