



Connells

Canterbury Road
Crawley



Property Description

Step into this charming three-bedroom mid-terrace house in the highly sought-after area of Tilgate, where you'll discover a spacious and welcoming layout that's perfect for relaxing and entertaining.

The property boasts two generous reception rooms, making it ideal for families. The kitchen is well-equipped with ample storage space, ensuring meal prep is a breeze.

The conservatory offers a bright and airy spot to enjoy your morning coffee or afternoon tea, while the garden provides a tranquil retreat for outdoor enthusiasts.

Upstairs, three well-proportioned bedrooms await, each with plenty of storage space to keep your belongings tidy. The modern bathroom with walk in shower cubicle is well presented, making it a refreshing oasis after a long day. The loft has access via a ladder and has been boarded and a light fitted.

This fantastic property is a rare find in this popular area being a two minute walk to bus stops straight into the Town Centre and a short walk to local shops, K2 and Tilgate Park. In catchment area for several leading Primary and Secondary Schools. A wonderful family home offering a perfect blend of comfort, practicality, and charm. Don't miss out on this fantastic opportunity - schedule a viewing today!

The property is being offered with some free standing furniture included in part of the sale.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Frosted double glazed window to front, radiator, cupboard, under stairs storage and vinyl flooring.

Lounge

11' 1" max x 10' 9" max (3.38m max x 3.28m max)

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

Dining Area

9' 1" max x 9' max (2.77m max x 2.74m max)

Double glazed sliding doors to conservatory, radiator and vinyl flooring.

Kitchen

10' 2" max x 9' max (3.10m max x 2.74m max)

Double glazed window to rear, double glazed door to conservatory, wall mounted boiler, matching wall and base units with worktops over, space for washing machine, fridge/freezer and cooker. One and a half bowl single drainer sink unit. Tiled flooring,

Conservatory

11' 1" max x 9' 1" max (3.38m max x 2.77m max)

Double glazed sliding doors to garden and tile effect vinyl flooring.

Landing

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

Bedroom One

11' 1" max x 10' 1" max (3.38m max x 3.07m max)

Double glazed window to front, built in storage space, radiator and laminate flooring.

Bedroom Two

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

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

Bedroom Three

12' max x 7' 2" max (3.66m max x 2.18m max)

Double glazed window to front, built in storage cupboard over stairs, fitted wardrobes, radiator and laminate flooring.

Bathroom

7' 1" max x 5' 1" max (2.16m max x 1.55m max)

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

Front Garden

Driveway for one car with lawn area to side.

Rear Garden

48' max x 21' max (14.63m max x 6.40m max)

Mainly laid to lawn leading to patio area and shed.

Crawley

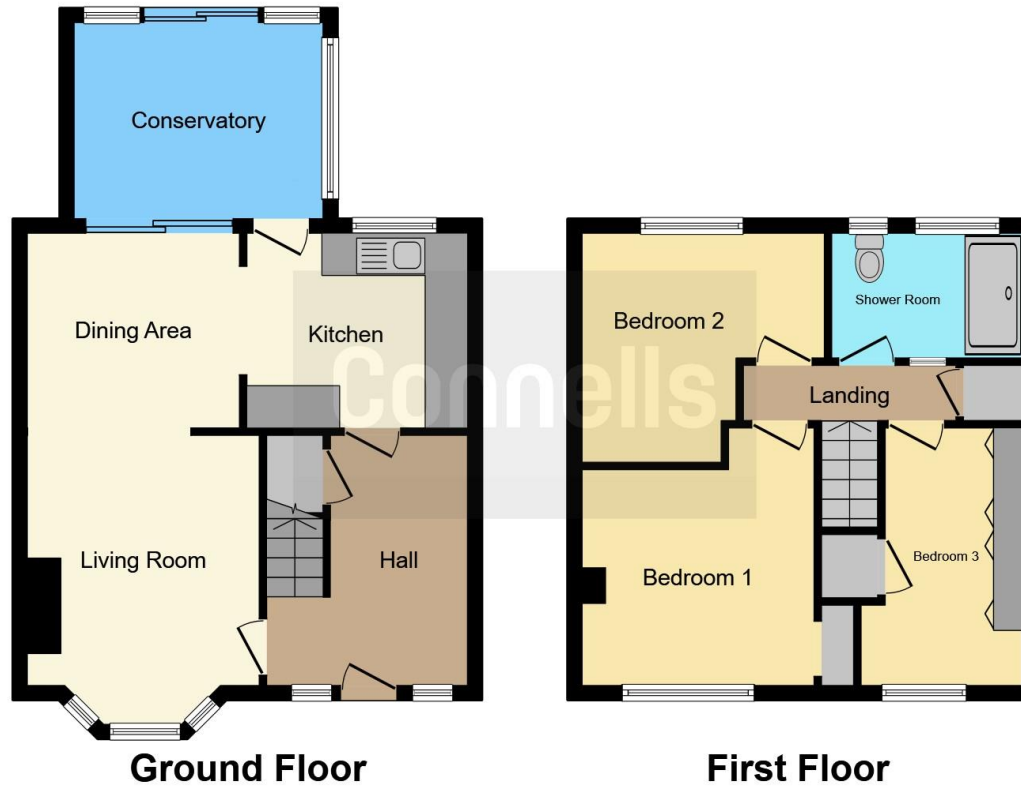
The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which 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.









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

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EPC Rating: C

view this property online connells.co.uk/Property/CWY409108

Tenure: Freehold



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