



Connells

Charlbury Road
Crawley



Property Description

Connells are delighted to bring to the market this beautifully presented, three-bedroom end of terrace property in the popular area of Forge Wood.

As you approach the property, you'll be impressed by the welcoming exterior, which features an allocated parking space and garage providing ample parking and storage.

Upon entering the property, you'll find a bright and airy lounge with double doors leading out to the well-maintained rear garden allowing plenty of natural light to flood in. The kitchen/diner is well-equipped with modern units and appliances, providing ample space for cooking and dining.

Upstairs, three spacious bedrooms offer plenty of storage and relaxation space, with a family bathroom and en-suite completing the upstairs accommodation. The property also benefits from double glazing throughout, making it energy efficient.

Forge Wood is a popular area with excellent local amenities, including shops, schools and parks. The town centre is also within easy reach, offering a range of high street brands and independent shops, as well as restaurants and cafes. Commuting links are also excellent, with regular trains to London Gatwick Airport and surrounding areas.

This charming property offers a perfect blend of comfort, convenience and location - a must-see for anyone looking for a home in this sought-after area.

Viewings are highly recommended!

Entrance Hall

Radiator and carpet as laid.

Cloakroom

Frosted double glazed window, two piece suite comprising of wash hand basin and low level flush w/c. Radiator and vinyl flooring.

Lounge

12' 6" max x 16' 1" max (3.81m max x 4.90m max)

L shaped room, double glazed French doors to garden, radiator and carpet as laid.

Kitchen

15' 10" max x 9' 11" max (4.83m max x 3.02m max)

Double glazed windows to front and side. Matching wall and base units with worktops over, space for fridge/freezer and washing machine. Integral microwave, oven with electric hob, extractor fan. Wall mounted boiler, storage cupboard understairs, radiator and laminate flooring.

Landing

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

Bedroom One

12' 7" max x 11' 3" max (3.84m max x 3.43m max)

Double glazed window to rear, access to en-suite, radiator and carpet as laid.

En-Suite

Frosted double glazed window side, three piece suite comprising of shower cubicle, wash hand basin and low level flush w/c. Vinyl flooring.

Bedroom Two

8' 5" max x 8' 10" max (2.57m max x 2.69m max)

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

Bedroom Three

8' 2" max x 6' 9" max (2.49m max x 2.06m max)

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

Bathroom

Three piece suite comprising of bath with shower over, wash hand basin and low level flush w/c. Heated towel rail and vinyl flooring.

Garden

Mainly laid to lawn with patio area at front and rear of garden.

Parking

Garage with one allocated parking space.

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.

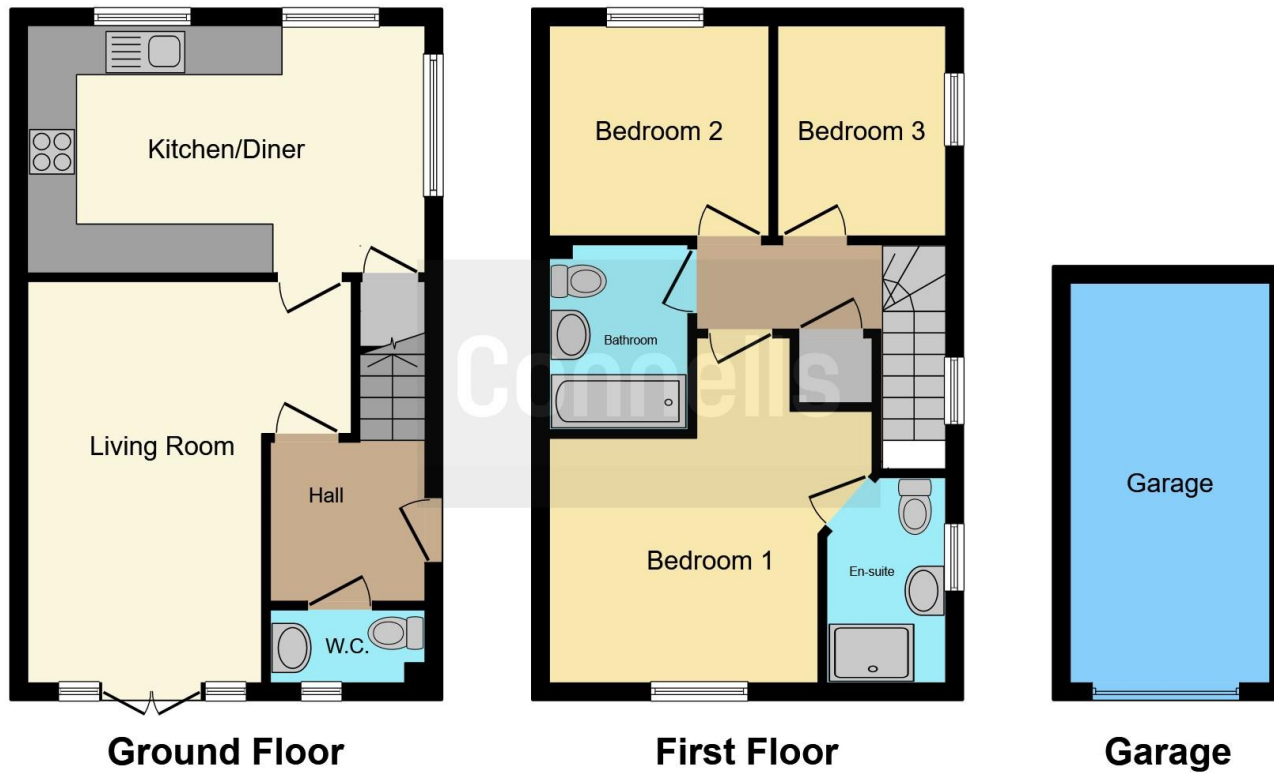
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

view this property online connells.co.uk/Property/CWY409159

Tenure: Freehold



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