



Coombe Close Crawley RH11 7TP

for sale guide price
£400,000 - £420,000



Property Description

Connells are pleased to present this beautifully maintained three-bedroom semi-detached family home, located in the desirable area of Langley Green.

In summary, the property features an entrance hall with a storage cupboard, access to the downstairs room, and stairs leading to the first floor. The spacious lounge flows seamlessly into the dining room, which offers patio doors leading to the rear garden. The kitchen is positioned at the back of the house and is equipped with wall and base units, work surfaces, integrated appliances, and space for a washing machine. Additionally, there is a door from the kitchen providing direct access outside.

On the upper floor, you will find bright and airy double bedrooms, along with a third single bedroom. The modern family bathroom is fitted with a WC, wash hand basin, and a bath complete with a shower attachment.

The exterior boasts a generous front garden with a driveway leading to a garage, as well as a large enclosed rear garden.

To arrange a viewing contact Connells on 01293 515444.

Entrance Hall

Radiator and laminate flooring.

Lounge

11' 8" max x 11' 2" max (3.56m max x 3.40m max)

Double glazed window to front, radiator and laminate flooring.

Dining Room

12' 5" max x 10' 8" max (3.78m max x 3.25m max)

Double glazed sliding door to rear, radiator and laminate flooring.

Kitchen

10' 6" max x 7' 8" max (3.20m max x 2.34m max)

Double glazed window to rear, frosted double glazed door to side, range of wall and base units with worktops over, stainless steel single drainer sink unit, electric oven with gas hob and extractor fan. Space for washing machine and fridge/freezer, laminated flooring.

Landing

Access to loft and carpet as laid.

Bedroom One

12' 5" max x 11' 7" max (3.78m max x 3.53m max)

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

Bedroom Two

11' 3" max x 9' 10" max (3.43m max x 3.00m max)

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

Bedroom Three

8' 8" max x 7' 10" max (2.64m max x 2.39m max)

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

Bathroom

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

External

Rear Garden

Driveway

Parking for two cars, leading to garage.

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.

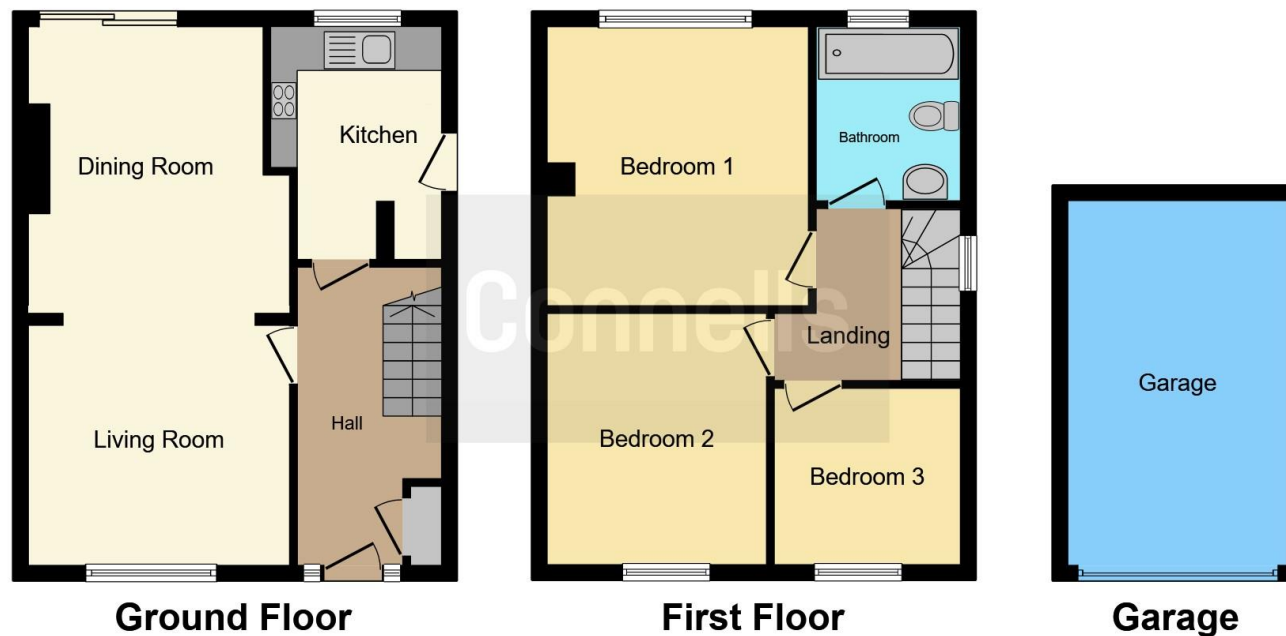
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

T 01293 515 444
E crawley@connells.co.uk

57 High Street
 CRAWLEY RH10 1BQ

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CWY409018



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CWY409018 - 0011