



Connells

Binney Court
CRAWLEY



Property Description

This charming terraced family house is located in the heart of Pound Hill, offering a convenient and desirable setting. The property features three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The inviting lounge, which flows into the dining room, provides a perfect area for relaxation and entertaining.

The modern fitted kitchen is equipped with all the essentials, making meal preparation a breeze. On the first floor, you'll find a contemporary bathroom that caters to the needs of the household.

Outside, there is a garden to the rear, offering a private space for outdoor activities or gardening. This property is a must-see, and we highly recommend scheduling an internal viewing at your earliest convenience to avoid missing out on this fantastic opportunity!

Entrance Hall

Radiator, storage cupboard and carpet as laid.

Lounge

13' 5" max x 12' 9" max (4.09m max x 3.89m max)

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

Dining Room

10' 6" max x 7' 4" max (3.20m max x 2.24m max)

Double glazed French doors to garden, radiator, storage cupboard and carpet as laid.

Kitchen

10' 6" max x 8' 2" max (3.20m max x 2.49m max)

Double glazed window to side, matching wall and base units with worktops over, integral oven, hob and extractor fan. Space for fridge freezer and washing machine. One and a half bowl single drainer stainless steel sink unit with tiled splashbacks. Wall mounted boiler and wooden flooring.

Landing

Access to loft, radiator, storage cupboard and carpet as laid.

Bedroom One

13' 6" max x 9' 3" max (4.11m max x 2.82m max)

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

Bedroom Two

10' 5" max x 9' 3" max (3.17m max x 2.82m max)

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

Bedroom Three

8' 5" max x 6' 7" max (2.57m max x 2.01m max)

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

Bathroom

Frosted double glazed window to rear, three piece suite comprising of panelled bath, vanity unit wash hand basin and low level flush w/c. Tiled walls and vinyl flooring.

External

Garden

Patio area leading to mainly laid to lawn.

Garage

16' 5" max x 9' 1" max (5.00m max x 2.77m max)

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.

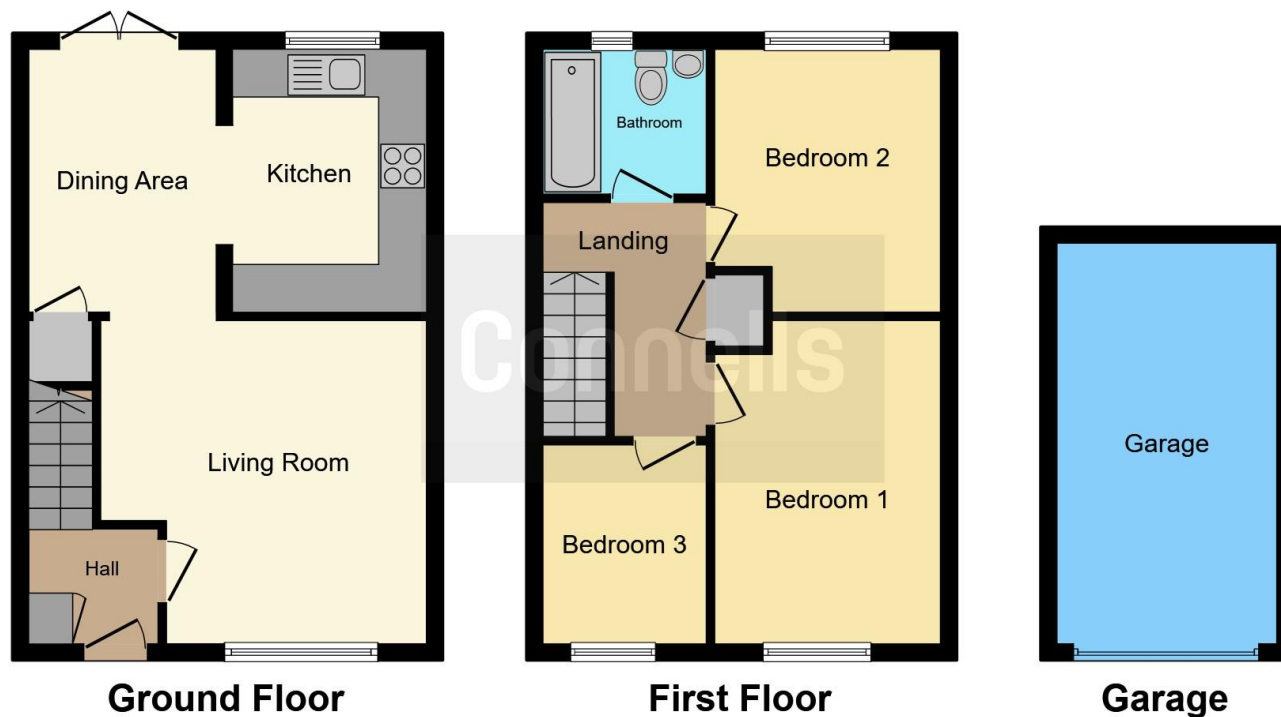
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

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EPC Rating: C

view this property online connells.co.uk/Property/CWY405100

Tenure: Freehold



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