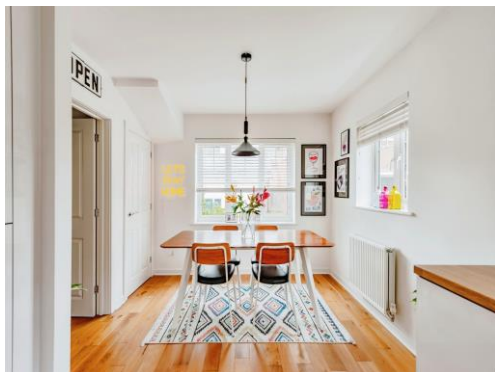




Connells

Charlbury Road
Crawley



Property Description

In the popular area of Forge Wood stands this three-bedroom end of terrace property which is presented to an excellent standard.

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

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

Upstairs, the three spacious bedrooms offer plenty of storage and relaxation space for all the family.

The family bathroom and en-suite complete 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 wood laminate flooring.

Cloakroom

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

Lounge

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

Double glazed French doors to garden, radiator and wood laminate flooring.

Kitchen/Diner

9' 9" max x 15' 7" max (2.97m max x 4.75m max)

Two double glazed windows to side, double glazed window to front, matching wall and base units with worktops over, one and half bowl stainless steel sink unit, electric oven with gas hob over, integral fridge freezer, washing machine and dishwasher. Understairs storage cupboard, radiator and wood laminate flooring.

Landing

Carpet as laid.

Bedroom One

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

Double glazed window to side, radiator and wood laminate flooring.

En Suite

Frosted double glazed window to front, three piece suite comprising of shower cubicle, wash hand basin and low level flush w/c. Stainless steel heated towel rail and laminate flooring.

Bedroom Two

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

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

Bedroom Three

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

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

Bathroom

Three piece suite comprising of panel bath with shower over, wash hand basin and low level flush w/c. Stainless steel heated towel rail and laminate flooring.

External

Rear Garden

Patio area leading to mainly laid to lawn with side access.

Parking

Allocated parking space and 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 Oriol 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: B

view this property online connells.co.uk/Property/CWY409289

Tenure: Freehold



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: CWY409289 - 0002