



**Connells**

Kirdford Close  
Crawley





## Property Description

Connells are delighted to bring to the market this Three bedroom semi-detached property on Kirdford Close. The property is being sold with no onward chain and is perfect for families and first-time buyers.

This home features spacious bedrooms filled with natural light, a cozy lounge ideal for gatherings, and a versatile dining room for entertaining. The functional kitchen awaits your personal touch and offers views of the garden.

Outdoors, a delightful summer house provides additional space for a home office or play area. Although the property requires redecoration, it offers a unique opportunity for customization.

Conveniently located near local amenities, schools, and transport links, this property is a fantastic opportunity to create your dream home. Don't miss out-schedule a viewing today!

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Double glazed window to side, under stairs storage cupboard, radiator.

## Lounge

12' 1" max x 13' 5" max ( 3.68m max x 4.09m max )

Double glazed window to front, radiator and laminate flooring.

## Dining Room

9' 9" max x 10' 9" max ( 2.97m max x 3.28m max )

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

## Kitchen

10' 2" max x 8' 6" max ( 3.10m max x 2.59m max )

Double glazed window to rear, matching wall and base units with worktops over, single drainer stainless steel sink unit, space for fridge freezer, washing machine and oven. Radiator and vinyl flooring.

## Landing

Loft access and carpet as laid.

## Bedroom One

10' 2" max x 11' 8" max ( 3.10m max x 3.56m max )

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

## Bedroom Two

11' 6" max x 9' 4" max ( 3.51m max x 2.84m max )

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

## Bedroom Three

9' 3" max x 7' 2" max ( 2.82m max x 2.18m max )

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

## Bathroom

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

## External

## Front Garden

Path leading to front door with lawn area.

## Rear Garden

Mainly laid to lawn leading to summer house and shed.

## Parking

On street parking

## 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01293 515 444**  
**E [crawley@connells.co.uk](mailto:crawley@connells.co.uk)**

57 High Street  
 CRAWLEY RH10 1BQ

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY409313](http://connells.co.uk/Property/CWY409313)**



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.

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