



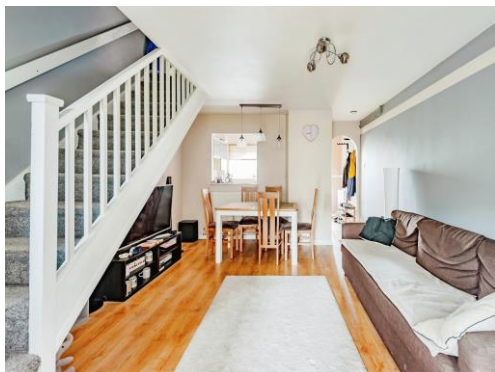
**Connells**

Ivanhoe Close  
Langley Green Crawley



# Ivanhoe Close Langley Green Crawley RH11 7UF

for sale guide price  
**£300,000 - £325,000**



## Property Description

Welcome to this charming two bedroom mid-terraced property located in the sought-after area of Langley Green, Crawley. This delightful home features a well-appointed kitchen, a spacious lounge diner perfect for entertaining, and a bright conservatory that offers additional living space.

Upstairs, you'll find two comfortable bedrooms along with a family bathroom, providing ample accommodation for a small family or professional couple.

Externally, the property benefits from a garage en bloc, as well as front and rear gardens, ideal for outdoor relaxation and gardening.

Offered for sale with no onward chain, this property is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity!

## Entrance Hall

Storage cupboard, radiator and tiled flooring,

## Lounge / Diner

14' 5" max x 12' 11" max ( 4.39m max x 3.94m max )

Double glazed sliding doors to conservatory, radiator and laminate flooring.

## Kitchen

7' 11" max x 7' 4" max ( 2.41m max x 2.24m max )

Double glazed window to front, matching wall and base units with worktops over, electric oven with gas hob. Space for washing machine and fridge freezer. Tiled flooring.

## Conservatory

11' 7" max x 9' 7" max ( 3.53m max x 2.92m max )

Sliding doors to garden and laminate flooring.

## Landing

Access to loft, airing cupboard and carpet as laid.

## Bedroom One

10' 4" max x 9' 5" max ( 3.15m max x 2.87m max )

Double glazed window to rear, built in storage cupboard, radiator and laminate flooring.

## Bedroom Two

8' 1" max x 7' 7" max ( 2.46m max x 2.31m max )

Double glazed window to front, built in wardrobe, radiator and laminate flooring.

## Bathroom

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

## External

### Rear Garden

Patio area leading to mainly laid to lawn.

### Garage En Bloc

### Parking

Communal 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.















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

57 High Street  
 CRAWLEY RH10 1BQ

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY409120](http://connells.co.uk/Property/CWY409120)**



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