



**Connells**

Cook Road  
Crawley





## Property Description

Connells are delighted to bring to the market this stunning four bedroom semi-detached home in Tilgate, Crawley.

The property is ideal for modern family living, featuring a well-designed layout with desirable amenities. The property includes a spacious lounge, an open-plan kitchen/diner with ample storage, utility room and a convenient ground-floor bedroom with an en suite shower room.

Upstairs, there are three generous bedrooms and a family bathroom with modern fittings. Externally, the home offers a driveway for multiple vehicles and a well-maintained garden with a patio for outdoor dining.

Ideally located, the property offers easy access to Tilgate Park & Forest, Crawley train station with direct links to London and Gatwick Airport, Three Bridges mainline station, and the M23 for routes to London and Brighton. Gatwick Airport is also just a short distance away.

This home seamlessly blends comfort and convenience and is not one to be missed! Contact Connells on 01293 515444 to arrange a viewing.

## Entrance Porch

Double glazed door to front, laminate flooring.

## Lounge

11' 5" max x 18' 6" max ( 3.48m max x 5.64m max )

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

## Dining Room

Radiator and carpet as laid

## Sun Room

8' 9" max x 8' 5" max ( 2.67m max x 2.57m max )

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

## Kitchen/Diner

11' 4" max x 18' 6" max ( 3.45m max x 5.64m max )

Double glazed window to rear, matching wall and base units with worktops over, stainless steel single drainer sink unit, electric oven with gas hob and extractor fan, space for dishwasher. Tiled flooring.

## Utility Room

9' 7" max x 5' 7" max ( 2.92m max x 1.70m max )

Double glazed door to garden, matching wall and base units with worktops over, second gas hob, space for fridge freezer, washing machine and tumble dryer.

## Bedroom Four

11' 5" max x 5' 6" max ( 3.48m max x 1.68m max )

Double glazed window, radiator and carpet as laid.

## En-Suite

Three piece suite comprising of walk in shower, wash hand basin and low level flush w/c. Tiled flooring

## Landing

Access to loft and carpet as laid.

## Bedroom One

7' 10" max x 14' 6" max ( 2.39m max x 4.42m max )

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

## Bedroom Two

11' 7" max x 9' 9" max ( 3.53m max x 2.97m max )

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

## Bedroom Three

11' 10" max x 8' 11" max ( 3.61m max x 2.72m max )

Double glazed window to rear, built in wardrobes, 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. Laminate flooring.

## External

## Rear Garden

Patio area leading to mainly laid to lawn.

## Driveway

Parking for multiple vehicles

## 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.



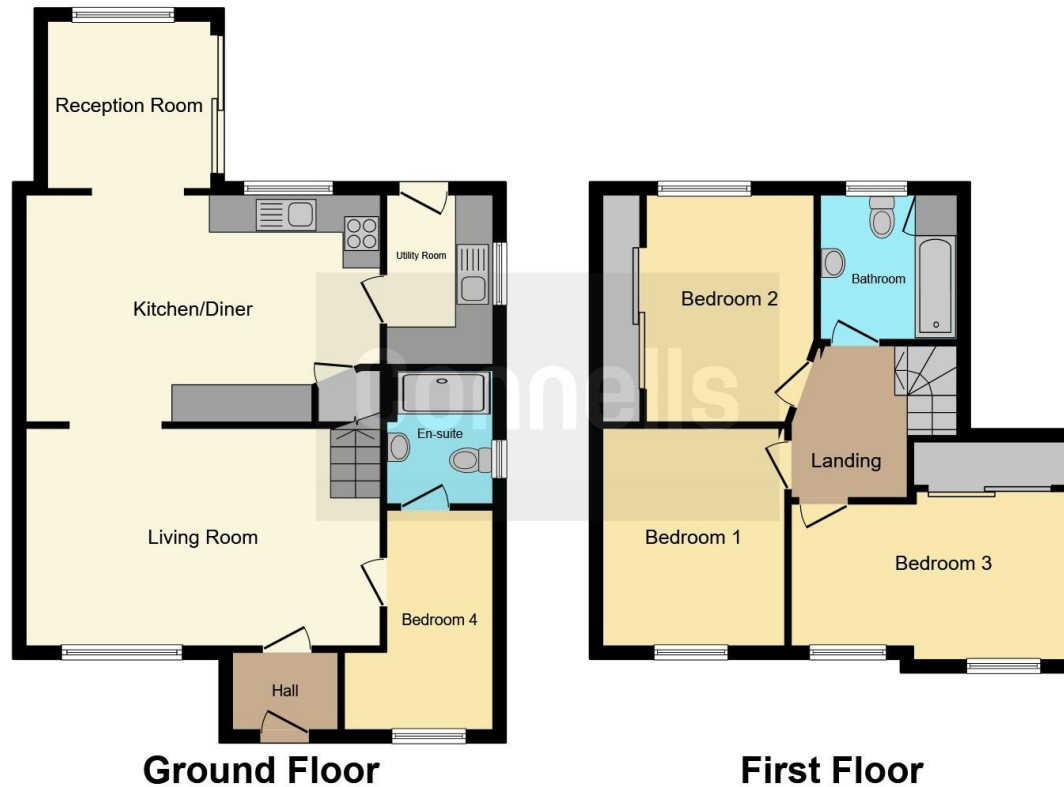












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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**  
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**EPC Rating: C**

**view this property online** [connells.co.uk/Property/CWY408254](http://connells.co.uk/Property/CWY408254)

Tenure: Freehold



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