



Connells

Burns Road  
Crawley

# Burns Road Crawley RH10 3AT

for sale guide price  
**£475,000 - £490,000**



## Property Description

Welcome to this beautifully presented three-bedroom semi-detached property located on the desirable Burns Road in Crawley. This charming home offers a blend of modern living and classic comfort, making it an ideal choice for families and professionals alike.

As you step through the entrance hall, you are greeted by a spacious and inviting living room that provides the perfect setting for relaxation and entertainment. The adjoining dining area is perfect for family meals and gatherings, creating a seamless flow throughout the ground floor.

The thoughtfully designed kitchen is well-equipped with ample storage and workspace, making it a joy to cook and entertain in. Additionally, the convenience of a downstairs shower room adds extra functionality to the home.

Upstairs, you will find three well-proportioned bedrooms, each offering a light and airy atmosphere with generous space for furnishings. The family bathroom is tastefully designed, catering to the needs of family life.

Outside, the property boasts a lovely rear garden, ideal for outdoor relaxation, gardening, or entertaining. The front of the property features a driveway providing parking for multiple vehicles, along with access to a garage for added convenience.

This exceptional home is beautifully

presented throughout and is being sold with no onward chain, allowing for a smooth transition for the next owner.

## Entrance Hall

Radiator and laminate flooring.

## Shower Room

Three piece suite comprising of shower cubicle, wash hand basin and low level flush w/c. Extractor fan and tiled flooring.

## Lounge

11' 6" max x 11' 3" max ( 3.51m max x 3.43m max )

Double glazed window to front, radiator and laminate flooring.

## Dining Room

15' 5" max x 17' 4" max ( 4.70m max x 5.28m max )

Radiator and laminate flooring.

## Kitchen

9' 6" max x 11' 7" max ( 2.90m max x 3.53m max )

Double glazed sliding doors to garden, double glazed window to side, wall and base units with work tops over, stainless steel single drainer sink unit, space for fridge freezer and washing machine. Electric oven and hob, extractor hood and laminate flooring.

## Landing

Access to loft and carpet as laid.

## Bedroom One

11' 5" max x 12' 4" max ( 3.48m max x 3.76m max )

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

## Bedroom Two

9' 8" max x 11' 3" max ( 2.95m max x 3.43m max )

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

## Bedroom Three

8' 6" max x 7' 8" max ( 2.59m max x 2.34m max )

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

## Bathroom

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

## External

## Driveway

## Garage

## Rear Garden

Mainly laid to lawn.

## 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)

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57 High Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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