



**Connells**

Kilnmead Close  
Crawley

# Kilnmead Close Crawley RH10 8BL

for sale offers over  
**£415,000**



## Property Description

Welcome to Kilnmead Close, a beautifully presented four-bedroom family home offering a perfect balance of space, comfort, and future potential. Ideally located in a quiet, family-friendly close near Crawley town centre, this home has been lovingly maintained and thoughtfully updated throughout.

The bright and airy living room enjoys abundant natural light, creating a welcoming space to relax and unwind. The adjoining dining room offers a seamless flow to the rear garden - ideal for family gatherings or entertaining.

The stylish, modern kitchen features contemporary units, generous workspace, and integrated appliances, while the adjoining utility room adds convenience for laundry and storage. A ground-floor WC and a versatile fourth bedroom or home office complete this level, offering excellent flexibility for guests, multi-generational living, or remote work.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for the family, complemented by a modern, well-fitted bathroom with sleek fixtures and ample storage.

The front garden provides attractive kerb appeal, while the private rear garden offers a tranquil retreat - perfect for summer dining and relaxation.

A standout feature is the fully approved planning permission for a dormer loft conversion and rear extension, complete with party wall agreements and final build drawings - offering an exciting opportunity to expand your living space in future.

## Entrance Hall

Under stairs storage cupboard, radiator and laminate flooring.

## Cloakroom

Two piece suite comprising of wash hand basin and low level flush w/c. Ladder radiator and laminate flooring

## Lounge

12' 4" max x 9' 8" max ( 3.76m max x 2.95m max )

Double glazed window to front, radiator and laminate flooring.

## Dining Room

8' 6" max x 9' 9" max ( 2.59m max x 2.97m max )

Double glazed sliding doors to rear garden, radiator and laminate flooring.

## Kitchen

8' 6" max x 12' 7" max ( 2.59m max x 3.84m max )

Double glazed window to rear, door to utility room, wall and base units with worktops over, electric oven and hob with extractor hood, one and a half bowl black matte finish single drainer sink unit, integral dishwasher, space for fridge freezer. Radiator and laminate flooring.

## Utility Room

4' 6" max x 5' 7" max ( 1.37m max x 1.70m max )

Frosted double glazed window to side, space for washing machine, laminate flooring.

## Landing

Double glazed window to rear, storage cupboard and carpet as laid.

## Bedroom One

12' 4" max x 11' 3" max ( 3.76m max x 3.43m max )

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

## Bedroom Two

12' 4" max x 8' 4" max ( 3.76m max x 2.54m max )

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

## Bedroom Three

11' 4" max x 5' 5" max ( 3.45m max x 1.65m max )

Double glazed window to front, two radiators and laminate flooring.

## Bedroom Four

8' 6" max x 9' 9" max ( 2.59m max x 2.97m max )

Double glazed window to rear built in storage cupboard, radiator and carpet as laid.

## Bathroom

Two frosted double glazed windows to rear, three piece suite comprising of bath with shower attachment, vanity unit with wash hand basin and low level flush w/c. Stainless steel ladder radiator and tiled flooring.

## External

## Front Garden

Mainly laid to lawn with path to front door.

## Rear Garden

Mainly laid to lawn with patio area.

## Parking

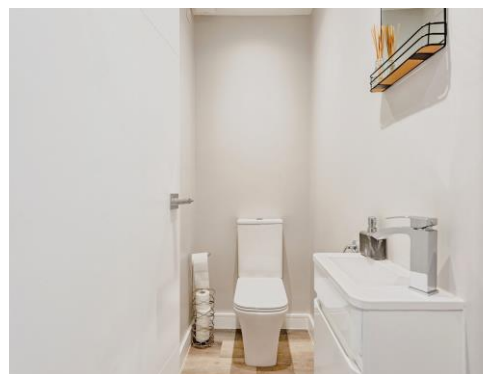
Permit parking

## 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.

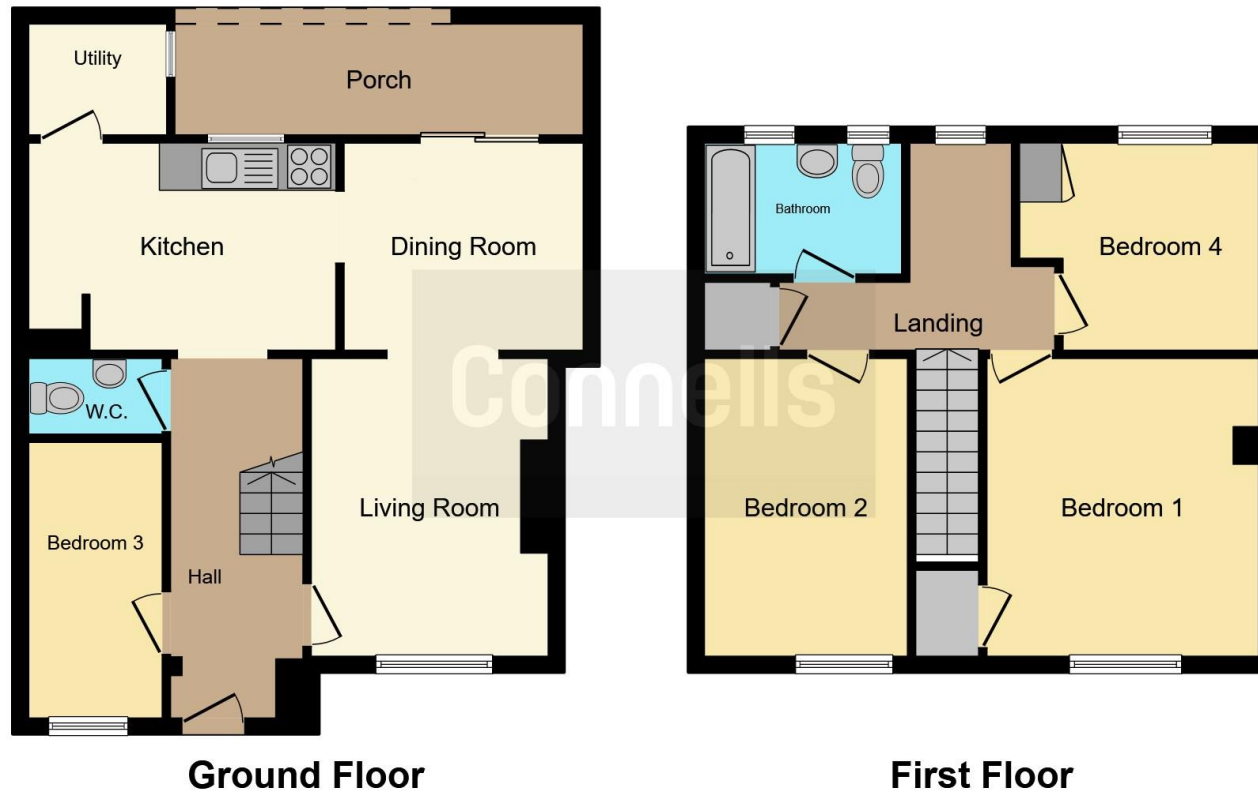
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, 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)

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

Tenure: Freehold

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