



Connells

The Birches  
Crawley



# The Birches

## Crawley RH10 1RN

for sale  
£400,000



### Property Description

Welcome to this charming three-bedroom terraced home located on The Birches in Three Bridges, Crawley. This inviting property offers a spacious and well-designed layout, perfect for family living.

Upon entering, you are welcomed into a bright entrance hall that leads to a convenient WC, providing added comfort and practicality. The modern kitchen is well-appointed, ideal for preparing meals, and seamlessly connects to the generous dining room-perfect for family dinners or entertaining guests. The spacious lounge is a comfortable space to relax, complemented by a lovely conservatory that extends your living area and offers a versatile space for relaxation or casual dining.

Upstairs, you'll find three well-proportioned bedrooms, offering ample space for family, guests, or home office setups. The family bathroom is modern and functional, completing the upper level.

Externally, the property boasts a well-maintained rear garden, providing an ideal outdoor retreat for gardening, play, or outdoor entertaining. Parking is made easy with driveway space for two cars, ensuring convenience for residents and visitors alike.

Located in a sought-after area of Three Bridges, this home combines comfort, functionality, and convenience. Within walking distance to Primary and Secondary Schools. Don't miss the opportunity to make this lovely property your new home!

### Entrance Hall

Double glazed sky light, radiator and laminate flooring.

### Cloakroom

Double glazed skylight, wash hand basin and low level flush wc. Radiator and laminate flooring.

### Lounge

10' 11" max x 10' 8" max ( 3.33m max x 3.25m max )

Double glazed bay window to front, feature gas fire place, radiator and laminate flooring.

### Dining Room

9' 11" max x 10' 3" max ( 3.02m max x 3.12m max )

Radiator and laminate flooring.

### Kitchen

10' 8" max x 10' 3" max ( 3.25m max x 3.12m max )

Double glazed door to rear, wall and base units with worktops over, one and a half bowl single drainer stainless steel sink unit, gas hob with electric oven and cooker hood, space for dishwasher, washing machine and fridge freezer. Larder cupboard, radiator and laminate flooring.

## Conservatory

12' 2" max x 9' 8" max ( 3.71m max x 2.95m max )

Double glazed, door to garden, radiator and laminate flooring.

## Landing

Loft access, storage cupboard and laminate flooring.

## Bedroom One

10' 11" max x 10' 7" max ( 3.33m max x 3.23m max )

Double glazed window to front, fitted wardrobe with ceiling to floor mirrored doors including small walk in wardrobe, radiator and laminate flooring.

## Bedroom Two

12' 2" max x 10' 2" max ( 3.71m max x 3.10m max )

Double glazed window to rear, radiator and laminate flooring.

## Bedroom Three

5' 9" max x 10' 10" max ( 1.75m max x 3.30m max )

Double glazed window to front, radiator and laminate flooring.

## Bathroom

Two frosted double glazed window to rear, three piece suite comprising of shower cubicle, vanity unit with wash hand basin and low level flush wc. Stainless steel ladder radiator and laminate flooring.

## External

## Rear Garden

Mainly laid to lawn, enclosed patio area, outdoor sink and summer house.

## Driveway

Parking for two cars.

## 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 Oriol 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.



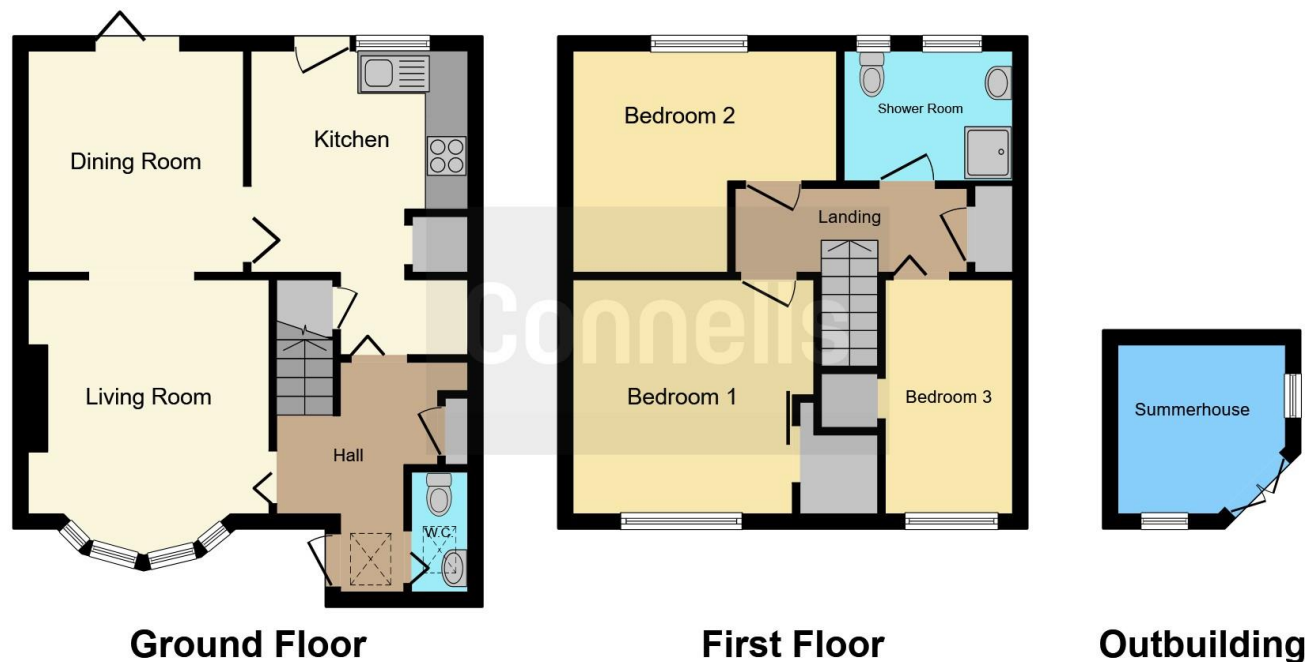












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57 High Street  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY409705](http://connells.co.uk/Property/CWY409705)**



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Property Ref: CWY409705 - 0003