



**Connells**

Old Manor Close  
Crawley



# Old Manor Close Crawley RH11 0HQ

for sale offers over  
**£435,000**



## Property Description

Welcome to this spacious three bedroom semi-detached home located on Old Manor Close, Crawley, with the potential for a fourth bedroom/study. The property offers a welcoming entrance porch and hall, leading to a bright and comfortable living room perfect for relaxing and entertaining. Adjacent is the dining room, providing ample space for family meals and gatherings, with access to the well-maintained rear garden, ideal for outdoor enjoyment.

The kitchen/family room offers a practical space for everyday cooking, with potential for modern updates to suit your personal style. Additionally, the ground floor features a versatile study/bedroom with a shower room, ideal for guest accommodation or a home office.

Upstairs, you'll find three generously proportioned bedrooms, all well-proportioned and filled with natural light, alongside a family bathroom. The property boasts driveway parking for three vehicles, ensuring convenience for family and visitors alike. The rear garden is beautifully presented, offering a peaceful outdoor retreat.

While the property is in need of some general modernisation, it is clean and tidy throughout, presenting a fantastic opportunity to create a personalized family home in a sought-after location. Conveniently situated in Crawley, close to local amenities, schools, and transport links, this home is perfect for families seeking space and potential.

## Entrance Porch

Carpet as laid

## Entrance Hall

Carpet as laid

## Lounge

11' 7" max x 11' 10" max ( 3.53m max x 3.61m max )

Double glazed window to front, electric feature fireplace and carpet as laid.

## Dining Room

8' 10" max x 11' 1" max ( 2.69m max x 3.38m max )

Double glazed sliding door to family room, radiator and carpet as laid.

## Kitchen

8' 7" max x 11' max ( 2.62m max x 3.35m max )

Double glazed window to side, wall and base units with worktops over, single drainer sink unit, integral oven and microwave, induction hob, extractor hood, space for washing machine and dishwasher. Vinyl flooring.

## Family Room

6' 9" max x 14' 10" max ( 2.06m max x 4.52m max )

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

## Study/Bedroom Four

9' max x 7' 7" max ( 2.74m max x 2.31m max )

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

## Shower Room

Frosted double glazed window and door to rear, three piece suite comprising of shower cubicle, wash hand basin and low level flush wc. Extractor fan, stainless steel heated towel rail and carpet as laid.

## First Floor

## Landing

Double glazed window to side and carpet as laid.

## Bedroom One

12' 9" max x 8' 2" max ( 3.89m max x 2.49m max )

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

## Bedroom Two

10' 4" max x 9' 10" max ( 3.15m max x 3.00m max )

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

## Bedroom Three

9' 7" max x 7' max ( 2.92m max x 2.13m max )

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

## Bathroom

Frosted double glazed window to side and rear, three piece suite comprising of shower cubicle, wash hand basin and low level flush wc. Extractor fan, stainless steel heated towel rail and carpet as laid.

## External Front Garde

Mainly laid to lawn.

## Rear Garden

Mainly laid to lawn.

## Driveway

Parking for three 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.



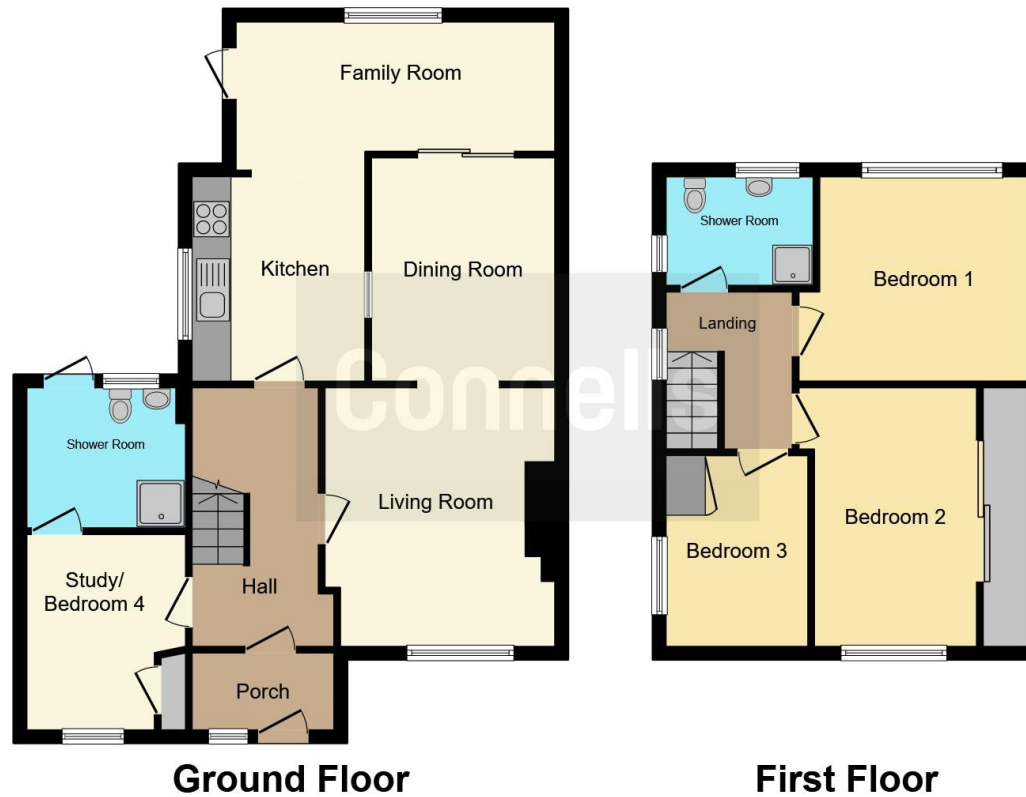












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY409901](http://connells.co.uk/Property/CWY409901)**



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