



## Burlands, Langley Green

Guide Price £600,000 - £625,000

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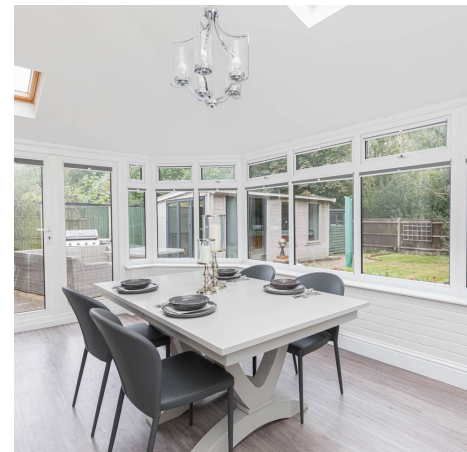
## Burlands, Langley Green

- VENDOR SUITED
- Council Tax Band 'E' and EPC 'D'

Situated within easy reach of Crawley town centre and local schools, this extended four-bedroom detached family home has been improved throughout by the current owners, to provide spacious and versatile accommodation.

The property is approached via a block paved driveway with space for several vehicles. Currently the front garden is laid to lawn behind a low-level brick retaining wall, but there is scope to convert this to additional off-road parking if required. The entrance hallway is bright and spacious and provides access to a downstairs shower room comprising shower cubicle, low level WC and wash hand basin with vanity storage below. Should downstairs accommodation be required, the shower room conveniently serves the bedroom opposite, which could otherwise be used as a study. There is a charming bay window to the front and useful loft storage above.

To the rear of the house, the re-fitted kitchen is a stunning feature of the house. Fitted with an attractive range of wall and base units, a sink/drainer is set into the work surfaces, there is a double integrated oven, integrated dishwashers, two integrated under counter fridges, an integrated microwave and integrated hob with extractor over. The kitchen is finished with a tiled floor and there is a window to the rear providing a pleasant outlook over the garden. Off the kitchen is a separate utility room with further wall and base units, butler-style sink, integrated fridge/freezer and space/plumbing for a washing machine and tumble dryer.





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A door leads out to the rear garden. To the other side of the kitchen is the living room, with feature bay window and fireplace; this flows conveniently into the conservatory/dining room, which is the perfect place to eat or entertain, with windows and door out to the garden, under floor heating and Ecolite roof.

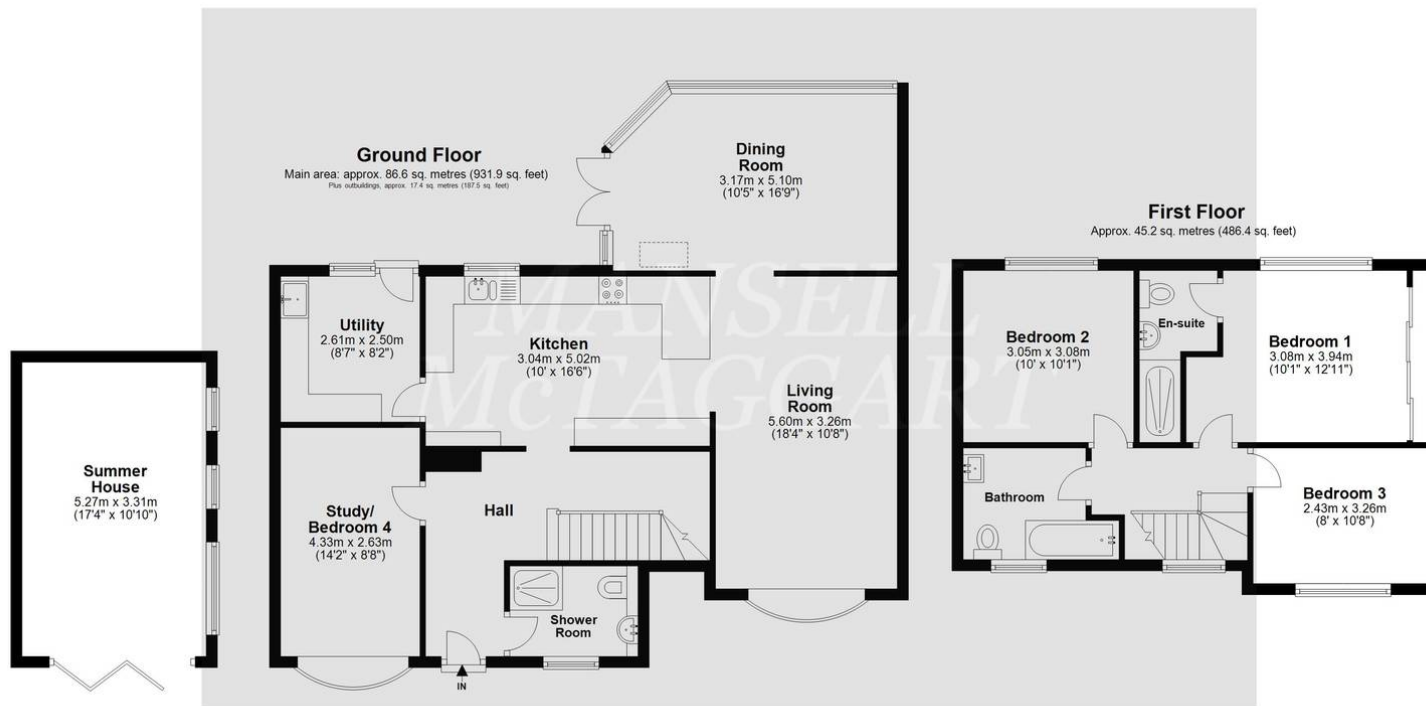
Stairs from the entrance hall lead to the first floor landing, giving access to a part-boarded loft with pull down ladder and light (also housing the central heating boiler). The main bedroom is a good size double room, benefitting from fitted wardrobes and an en-suite shower room. Bedrooms two and three are further double rooms. The modern family bathroom is fitted with a white suite comprising panel bath, low level WC and wash hand basin. A frosted window to the front provides plenty of natural light and there is a useful heated towel rail.

Outside, the private rear garden has a patio area abutting the rear of the property, with plenty of room for garden furniture. The remainder is laid to lawn with timber garden shed and both side and rear access. The summerhouse/garden room has power, light and plumbing. Currently housing a hot tub, it could otherwise make an ideal home office or gym.

This ideal family home benefits from an excellent location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the close proximity of Crawley town centre and mainline station. An internal viewing is highly recommended to appreciate the versatile accommodation and high specification finish that this much-improved property offers. The sellers have secured an onward purchase, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.







Main area: Approx. 131.8 sq. metres (1418.3 sq. feet)

Plus outbuildings: approx. 17.4 sq. metres (187.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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