



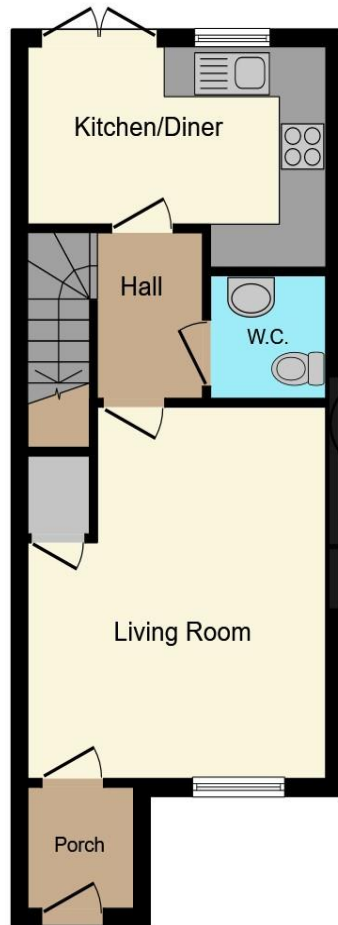
Emerald Road, Crawley RH10 3FZ

welcome to

Emerald Road, Crawley

Fox & Sons are delighted to bring to the market this three-bedroom semi-detached family home in Forge Wood, Crawley. The property boasts allocated parking and visitor bays. Own floor for your primary suite with your own en-suite. Downstairs cloakroom and family bathroom. Private rear garden.

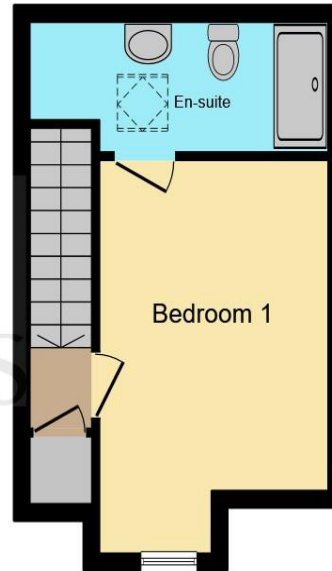




Ground Floor



First Floor



Second Floor

Entrance Porch

Downstairs Cloakroom

Living Room

14' 7" x 12' 6" (4.45m x 3.81m)

Kitchen/ Diner

7' 5" x 12' 7" (2.26m x 3.84m)

Landing

Bedroom Two

8' 8" x 12' 6" (2.64m x 3.81m)

Bedroom Three

7' 9" x 10' 6" (2.36m x 3.20m)

Landing

Bedroom One

9' x 17' (2.74m x 5.18m)

Total floor area 92.8 m² (999 sq.ft.) approx

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

welcome to

Emerald Road, Crawley

- Modern Three Bedroom Semi-Detached Family Home
- Allocated Parking & Visitor Bays
- Primary Suite On It's Own Floor With En-Suite
- Downstairs Cloakroom & Family Bathroom
- Private Rear Garden

Tenure: Freehold EPC Rating: B

offers in the region of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110853



Property Ref:
CRA110853 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Property Description

Fox & Sons are delighted to bring to the market this three-bedroom semi-detached family home in Forge Wood, Crawley. The property in brief comprises of an entrance porch for shoes and coats and leads into the living room. The living room has plenty of space for multiple sofas and furniture, there is also a built-in storage cupboard. From the living room you enter an inner hall with access into the kitchen/diner, downstairs cloakroom with WC and wash hand basin and stairs to the first floor.

The modern kitchen is fitted with wall and base units with work-surfaces over. The kitchen also includes integrated appliances. On the other side of the room there is space for a dining room table.

To the first floor there is two double bedrooms with built-in wardrobes and plenty of space for freestanding furniture, and a family bathroom comprising of WC, wash hand basin, bath with shower attachment with glass shower screen.

To the second floor you access the bedroom one through a door, plenty of space for a double bed and freestanding furniture. Access into the en-suite comprising of a WC, wash hand basin and shower.

Externally, the rear garden is accessed through a gate and the kitchen/diner. The garden has a patio area perfect for entertaining with a pathway leading to the back of the garden, where you will find a shed. The garden is mainly laid to lawn with mature shrubs.


fox & sons



01293 520521



Crawley@fox-and-sons.co.uk



34 High Street, CRAWLEY, West Sussex, RH10 1BW



fox-and-sons.co.uk