



**Wensleydale, Crawley RH11 8QQ**

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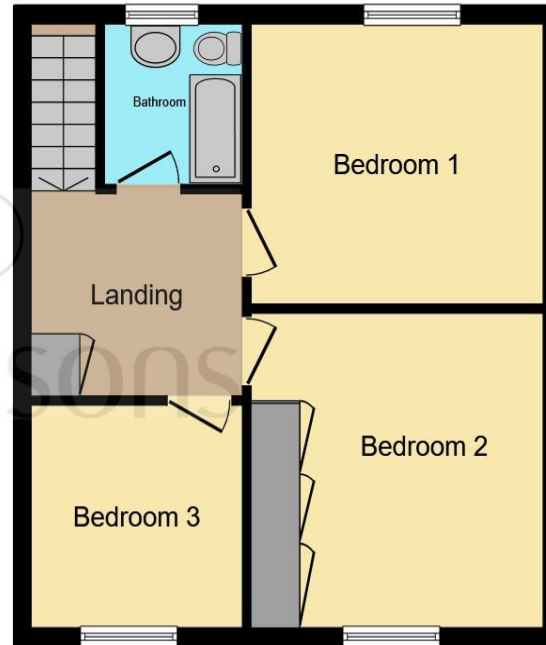
**Wensleydale, Crawley**

Fox & Sons are delighted to bring to the market this three-bedroom property in Southgate, Crawley. The property boasts spacious living areas over two floors including a conservatory and two bathrooms. The property is located within a short walk from Crawley Town Centre and local schools.





**Ground Floor**



**First Floor**

**Entrance Porch**

2' 6" x 6' 3" ( 0.76m x 1.91m )

**Dining Room**

10' 6" max x 9' 6" max ( 3.20m max x 2.90m max )

**Living Room**

14' 3" max x 11' 6" max ( 4.34m max x 3.51m max )

**Kitchen**

12' 10" max x 10' 7" max ( 3.91m max x 3.23m max )

**Downstairs Shower Room**

**Conservatory**

6' 6" max x 12' 4" max ( 1.98m max x 3.76m max )

**Landing**

**Bedroom One**

12' max x 9' 7" max ( 3.66m max x 2.92m max )

**Bedroom Two**

11' 6" max x 9' 7" max ( 3.51m max x 2.92m max )

**Bedroom Three**

8' 7" max x 8' 4" max ( 2.62m max x 2.54m max )

**Family Bathroom**

Total floor area 102.0 m<sup>2</sup> (1,098 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](http://www.focalagent.com)

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## Wensleydale, Crawley

- Three-bedroom Mid-Terrace Family Home
- Conservatory & Garage
- Downstairs Shower Room
- Private Rear Garden
- Walking Distance To Local Primary & Secondary Schools & Crawley Town Centre

Tenure: Freehold EPC Rating: B

offers in excess of

**£400,000**



## Property Description

Fox & Sons are delighted to bring to the market this three-bedroom property in Southgate, Crawley. The property in brief comprises of an entrance porch for shoes and coats. This leads into the dining room which can hold a six-seater dining room table. The living room is accessed through the dining room. A spacious room for a couple of sofas, freestanding furniture, and double doors out into the conservatory. The modern kitchen comprises of wall and base units with work-surfaces over. Space for washing machine, oven, and fridge/freezer. From the kitchen there is an inner hall with stairs to the first floor and access into the conservatory and downstairs shower room comprising of an WC, wash hand basin and shower cubicle. The conservatory is another great reception room for entertaining.

As you walk up the stairs you are greeted with a spacious landing with an airing cupboard and access into three bedrooms and family bathroom. Bedrooms one and two are both doubles, the third bedroom is still another good-sized bedroom. The family bathroom comprises of WC, wash hand basin and bath.

Externally, the property has a rear garden with Astroturf and patio slabs at the rear of the garden, and access into the garage. The property is a short walk to the local primary and secondary schools. Short walk to Crawley Town Centre and Crawley Mainline Train station.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRA110747 - 0003

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fox & sons



**01293 520521**



[Crawley@fox-and-sons.co.uk](mailto:Crawley@fox-and-sons.co.uk)



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



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