



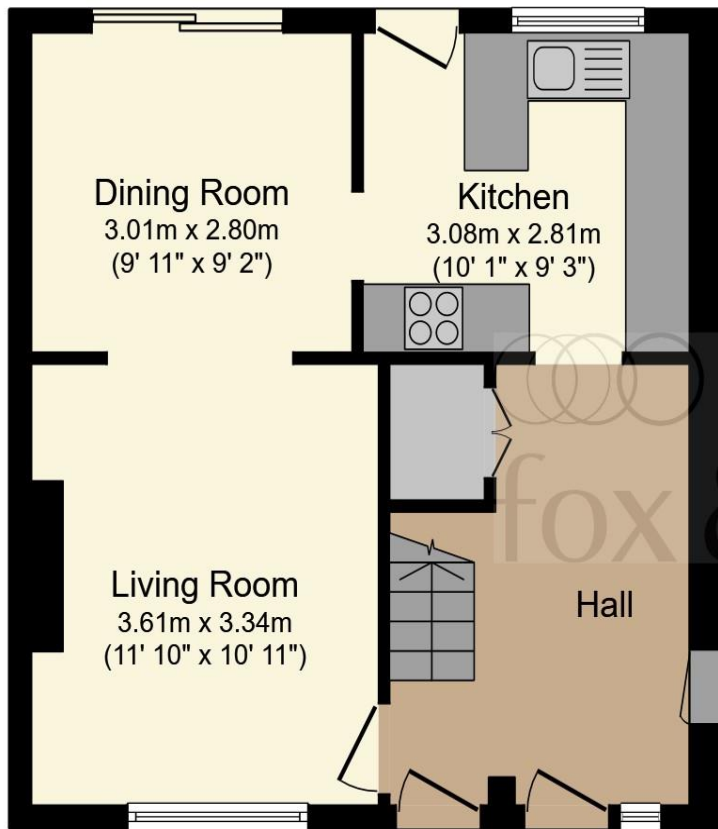
Hawkins Road, Crawley, RH10 5NN

welcome to

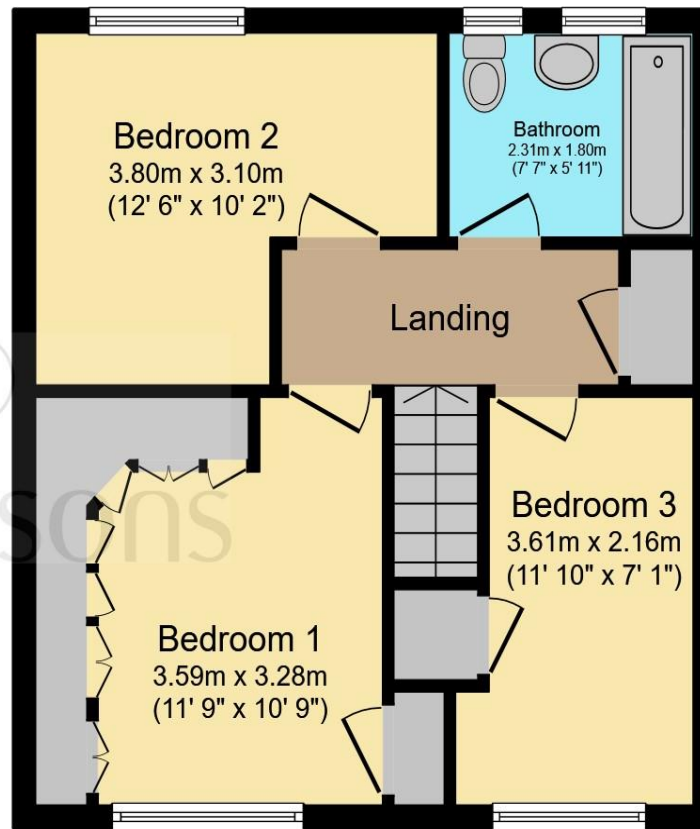
Hawkins Road, Crawley

Fox & Sons are delighted to bring to the market this three-bedroom mid-terrace family home is designed with practicality and comfort in mind, offering a spacious layout ideal for family living. Within walking distance to the local parade of shops, schools, and transport links into Crawley Town Centre.





Ground Floor



First Floor

Total floor area 84.3 sq.m. (908 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

Hawkins Road, Crawley

- Three Bedroom Mid-Terraced Family Home
- Fitted Kitchen, Lounge & Dining Room
- Front & Rear Gardens
- Sought After Location
- Walking Distance To Local Primary & Secondary Schools

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA111166



Property Ref:
CRA111166 - 0003

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

The home welcomes you through the front entrance hall, which provides a warm and inviting first impression. The hallway is spacious enough for storage solutions like a coat rack or shoe cabinet as well as the cupboard under the stairs. The hallway leads into the kitchen, living room and stairs to the first floor.

The through lounge is a versatile space that combines living and dining areas, making it perfect for relaxation and entertaining. The lounge area is ideal for a comfortable sofa, coffee table, and entertainment unit. While the dining area can accommodate a family-sized dining table and chairs. Large windows and patio doors at the rear of the room allowing plenty of natural light to flood the space, creating a bright and airy atmosphere.

Adjacent to the dining area, the kitchen is accessible via a door from the entrance hall and dining room. The kitchen is well-equipped with modern appliances, ample counter space, and storage solutions, making it functional for cooking and meal preparation. It includes a small island, with washer and dryer underneath.

Stairs leading up to the first floor, where you will find three great-sized bedrooms and a family bathroom. The primary bedroom is particularly spacious and includes built-in wardrobes, proving plenty of storage. The other two bedrooms are also well-proportioned, suitable for children, a home office, or a guest room. The family bathroom is fitted with a WC, wash basin and bathroom.

Externally, the property boasts a good-sized garden, perfect for outdoor activities and relaxation. The garden features a patio directly accessible from the house, ideal for outdoor dining. The patio leading onto mainly lawned area.


fox & sons



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