



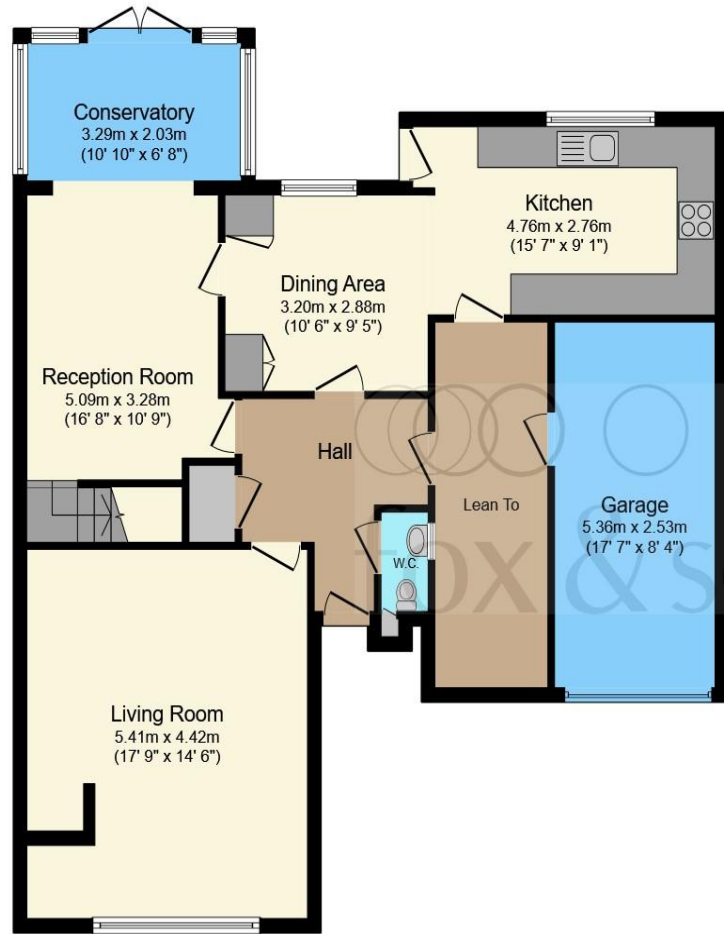
The Spinney, Crawley, RH11 8PH

welcome to

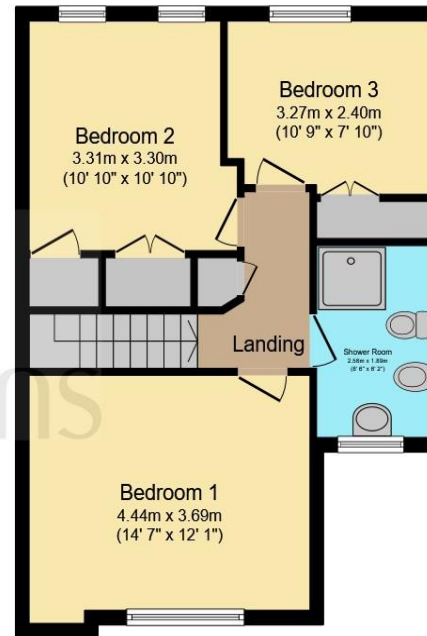
The Spinney, Crawley

Fox & Sons are delighted to bring to the market this three-bedroom detached family home in Southgate. The property comprises of a living room, reception room, dining room, kitchen, lean to, conservatory and garage. Located within a short walk to the local primary, secondary schools and Crawley Town.





Ground Floor



First Floor

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Total floor area 153.2 m² (1,649 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

The Spinney, Crawley

- Three Bedroom Detached Family Home
- No Chain Property
- Living Room, Reception Room, Dining Room and Kitchen
- Lean To & Conservatory
- Downstairs Cloakroom & Shower Room

Tenure: Freehold EPC Rating: E

£550,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA111010



Property Ref:
CRA111010 - 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 detached family home in Southgate.

Upon entering the property, you are greeted with an entrance hall with access into the downstairs cloakroom comprising of a WC and wash basin and other areas to this spacious home.

The living room is located at the front of the property and is a naturally bright and airy. The room features a fireplace and plenty of space for sofas and freestanding furniture. To the right of the property is the lean to which leads into the garage from the side. To the rear of the property is the reception room with an archway leading into the conservatory. The dining area would comfortably fit in a six-seater table and chairs and an archway into the kitchen. The kitchen is fitted with wall and base units with work surfaces above. Space for a washing machine and oven. There is also a door leading out to the rear garden and the lean to. Upstairs, there is three very good-sized bedrooms. Bedrooms two and three both benefit from built-in wardrobes. The family bathroom comprises of a WC, bidet, wash basin and shower cubicle.

Externally, to the front of the property is a driveway for multiple vehicles and two single garages. The rear garden is a mixture of patio areas with mature shrub borders and a shed.


fox & sons



01293 520521



Crawley@fox-and-sons.co.uk



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



fox-and-sons.co.uk